

Sachin Joshi

From: Manoj Chalikwar - Vastukala <manoj@vastukala.org>
Sent: 24 April 2017 12:04
To: umang@vastukala.org; sachin.joshi - vastukala.org; Jagdish Bhatt - Vastukala
Subject: Fwd: Mangalam Drugs - Valuation of fixed assets

Unit no. II
23020
16107-220-MU

Sent from my iPhone

Mr. Piyush Desai - GM - Engg. & Admin
9925327138

Begin forwarded message:

From: rohit.dhandar@sbi.co.in
Date: 24 April 2017 at 11:31:09 AM IST
To: manoj@vastukala.org
Cc: "Jeevan Dalvi" <jdalvi@mangalamdrugs.com>, Nilesh.Sonawane@sbi.co.in
Subject: Fw: Mangalam Drugs - Valuation of fixed assets

M/s Vastukala,

Your are requested to carry out the valuation of two factory properties at Vapi at the earliest.

Regards,

Rohit Dhandar
RMME
Sir P M Road Branch,
Fort, Mumbai

-----Forwarded by Rohit Dhandar/LHO/SBI/SBG on 04/24/2017 11:25AM -----

To: <rohit.dhandar@sbi.co.in>, <nilesh.sonawane@sbi.co.in>
From: "Jeevan Dalvi" <jdalvi@mangalamdrugs.com>
Date: 04/24/2017 11:05AM
Cc: <suhas@mangalamdrugs.com>, <samant@mangalamdrugs.com>, <sbi.60113@sbi.co.in>
Subject: Mangalam Drugs - Valuation of fixed assets

24/4/17

Dear Sirs,

Inward Date	11889
Inward No.	11890 / 7015 / 7016
Site Engineer	Manoj SR / Umang SR
Visit / Alotted Date	24/4/17
Scheduling Date	
Outward Date	
Outward No.	
E-mail Sent	

Please find the quote received from Vastukala Consultants

They have quoted Rs.60000/- + tax + out of pocket expenses, Kindly negotiate the best offer and issue letter for conducting valuation for units at Vapi

Regards,

Jeevan Dalvi - Dy. Manager Finance
Mangalam Drugs and Organics Ltd.

Rupam Bldg, 3rd Floor, 239, P D'Mello Road Near GPO, Mumbai - 400 001
Tel. : 91 22 2261 6200 - 6300 Fax. : 91 22 2261 9090 Mob. :
+919321499907

www.mangalamdrugs.com

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From: Manoj Chalikwar - Vastukala [<mailto:manoj@vastukala.org>]

Sent: Friday, April 21, 2017 12:47 PM

To: 'Jeevan Dalvi'

Cc: suhas@mangalamdrugs.com; samant@mangalamdrugs.com; rohit.dhandar@sbi.co.in; nilesh.sonawane@sbi.co.in; 'Vastukala Accounts'; umang@vastukala.org

Subject: RE: Mangalam Drugs - Valuation of fixed assets

Dear Sir,

Ref: Valuation of Land & Building of below mentioned two properties

As per telephonic discussion & previous mail containing SBI Empanelment letter, the professional fees for these two valuation will be Rs.60,000/- (Rupees Sixty Thousand Only) + Service Tax + Travelling & out of pocket expenses.

We require land purchase agreement and approved plan copies at the time of site inspection.

You are requested to confirm the quoted fees and provide documents to initiate the assignment.

Regards

Manoj B. Chalikwar

Jt. Managing Director

Vastukala Consultants (I) Pvt. Ltd.

Corporate Office: Ackruti Star, First Floor, Office No. 121, Central Road, MIDC, Andheri (East), Mumbai - 400 093 Dial: +91 22 28371324 Fax: +91 22 28371325 Cell: +91 9819597579

Branch Office: 002, Second Floor, Administrative Office, Plot No 17B-20, New Vegetable Market, Near MTNL Office, Vashi Navimumbai-400 703 Cell: +91 9819670183

Nanded Office: 28, SGGGS Stadium Complex, Nanded – 431 602 Dial: +91 2462 244288 Fax: +91 2462 239909 Cell: +91 9422171100

Aurangabad Office: Plot No. 106, N-3, CIDCO, Aurangabad – 431 005 Dial: +91 240 2485151 Cell: +91 9167204062 / +91 9860863601

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Please don't print this e-mail unless you really need to.

From: Jeevan Dalvi [<mailto:jdalvi@mangalamdrugs.com>]

Sent: 18 April 2017 17:41

To: manoj@vastukala.org

Cc: suhas@mangalamdrugs.com; samant@mangalamdrugs.com

Subject: Mangalam Drugs - Valuation of fixed assets

18/4/2017

Dear Sirs,

We refer to the subject and state that SBI P.M.Road Branch has requested us to do valuation of Land & Building

Site Address : -

1) Plot No.187 GIDC Vapi, Dist ; Bulsar, State Gujarat (Phase II – Area - 8732 sq. mtrs)

2) Plot No. 1203 GIDC Vapi, Dist : Bulsar, State Gujarat (Phase III – Area - 10000 sq.mtrs)

Request you to give us best quote for the same.

Regards,

Jeevan Dalvi - Dy. Manager Finance
Mangalam Drugs and Organics Ltd.

Rupam Bldg, 3rd Floor, 239, P D'Mello Road Near GPO, Mumbai - 400 001
Tel. : 91 22 2261 6200 - 6300 Fax. : 91 22 2261 9090 Mob. :
+919321499907

www.mangalamdrugs.com

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MANGALAM DRUGS & ORGANICS LTD.
Plot No. 1203, G.I.D.C.,
Unit No. 2,
VAPI-396 195. Dist. Valsad.

DUPLICATE

DEED OF RECTIFICATION

Unit 2

20 RS.



ગા. નં. ૨૦૨૩
 અધિકારીની..... ૨૦/-
 ના સહાયકે સાથે..... ૨૦/-
 અધિકારીની..... ૨૦/-
 શ્રી. મંગળમ ડ્રગ્સ & ઓર્ગેનિક્સ લિ. ૨૦/-
 રહે. ગા. નં. ૨૦૨૩, વાપી, તા. ૬/૧૦/૯૮
 વચ્ચે.....
 અભિજી ઠાકાણી

(બી. એ. વડા)
 ૨૦૨૫ વચ્ચે,
 ગા. નં. ૨૦૨૩, વાપી,
 તા. ૬/૧૦/૯૮

Serial No. 2022
 Presented at the Office
 of the Sub Registrar Pardi
 Between the hours of
 3:00 and 4:00 on the
 6th Day of October 1998

Received fees as under -	
Registration Fees	30/-
Photo Fee	30/-
Postage	1/-
Total	60/-

FOR MANGALAM DRUGS & ORGANICS LTD
 Wankaner
 WORKS MANAGER
 B. Q. Gamin
 Sub-Registrar, Pardi

B. Q. Gamin
 Sub-Registrar, Pardi
 6/10/98

// DUPLICATE DEED OF RECTIFICATION //

THIS SUPPLEMENTARY LEASE made at Vapi
 on 6/10/1998 between the Gujarat Industrial
 Development Corporation, having its Head Office
 at Udyog Bhavan, Gandhinagar (hereinafter referred
 to as "the Corporation" which expression shall,

2/...

unless the context doesnot so admit, include its successors and assigns) of the first part and M/s Mangalam Organics Pvt, Ltd, a firm registered under the Indian Company Act, and having its registered office at MUMBAI, (hereinafter referred to as the lessee) which expressign shall, unless the context does not so admit include their successors and assigns of the Second part.

AND WHEREAS in the Vapi Industrial Area of the Corporation within the village limit of Chhiri of Pardi - Taluka, Plot No. 1203, containing by admeasuring 10,000 Sq.mtrs. having been allotted to the lessee has executed lease-deed on 1/2/89, in the name and stayle of M/s Mangalam Organics & Pvt. Ltd, and got registered in Duplicate with the Sub-Registered Pardi, at Serial No.234, and No. 235,.

AND WHEREAS an allottee company in its extra ordinary General Meeting held on 6/6/97 resolved to convert itself from Pvt, Ltd, to Public Ltd, and accordingly the Registrar of Companies on 1/7/97, registered the resolution and issued fresh certificate in view of provisions under section 21 of the Company's Act namely M/s Mangalam Drugs & Organics Ltd, the name of the Company is changed

3/...



3/...

from M/s Mangalam Organics Pvt,
Ltd, to M/s Mangalam Drugs &
Organics Ltd,.

NOW therefore it is hereby
agreed by and between the parties
hereto as under :-

1. M/s Mangalam Drugs & Organics Ltd, as lessee accepted the terms and conditions of the said lease-deed and undertake to fulfil the said term and conditions :-
2. With effect from dtd. 6/10/1998 the rights and liabilities of M/s Mangalam Organics Pvt. Ltd, under the said lease-deed shall be right and liabilities of M/s Mangala Drugs & Organics Ltd, and the said lease-deed shall be read and constructed as if for words M/s Mangalam Drugs & Organics Ltd, were substituted M/s Mangalam Organics Pvtl Ltd.
3. M/s Mangalam Drugs & Organics Ltd, shall pay to the Corporation the outstanding capital value of Rs. As per book of Account with interest at the rate of 18%. The payment will be made by yearly instalment each instalments being of Rs. As per book of Account, The first instalment will become due on As per book of Account and subsequent instalment will become due on As per book of Account and subsequent instalment will be paid an demand thereafter.


4/...





4/...

IN WITNESS WHERE OF SHRI M. D. ASARI
the Officer, authorised by the
Corporation has set his hand and
seal on behalf of the Corporation
and M/s Mangalam Drugs & Organics
Ltd, have set their respective hands
and seal hereto the day and the year first herein above
written.

SIGNED, SEALED AND DELIVERED :
By Shri M. D. Asari,
Gujarat Industrial Development
Corporation,


DEPUTY MANAGER
G. I. D. C. VAD.


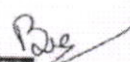
In the presence of :

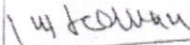
- 1) B. M. Vadani 
- 2) K. P. Patel 

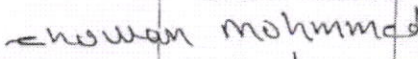
SIGNED, SEALED AND DELIVERED FOR MANGALAM DRUGS & ORGANICS LTD

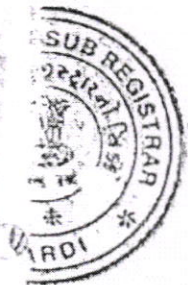
By the Second party :

In the presence of :

- 1) K. P. Patel 
- 2) B. M. Vadani 


WORKS MANAGER


Shouman Mohammed
Sgbal



one part

Shri M. D. Asoni Deputy Manager
G.I.C. vapi age - adult service.
Residing at G.I.C. vapi Talparodi

Other part

MS mangalm ~~over~~ economic
life through the works manager
Shri. Mohammed Iqbal Chohan
age - 47 - Haji Mansil Oshadmaser
vapi Talparodi Dist
valsal -

EXECUTING PARTY
ADMITS EXECUTION

Mukawan



Shri Amit S. Kothari
Business. Residing at
G.I.C. vapi Talparodi
Dist. valsal -

And Known to the Sub Registrar
State that they Personally
Known the above executary and
identify him/them

Amit S. Kothari (Amit, S. Kothari)

Sub-Registrar, Valsad.

Duplicate of 2082

Document Registered

at B. No. 2082

on 6-10-1948

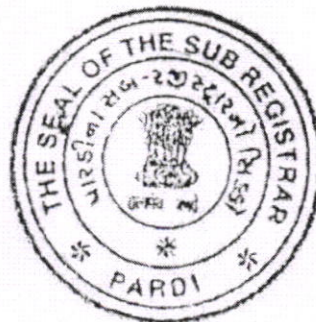
B. R. G. Mittal
Sub-Registrar, Pardi 6/10
Sub-Registrar

Registered No. 2081

of Book No. 1

Date 6-10-1948

B. R. G. Mittal 6/10
Sub-Registrar, Pardi 28



Dakshin Gujarat Vij Company Ltd.

Reg. Off: Nana varachha Road, Nr. Kapodra Char Rasta, Surat-395006
CIN: U40102GJ2003SGC042909



MANGALAM DRUGS AND ORGANICS LTD.
PLOT NO 1203 3RD PHASE G.I.D.C ESTATE,
VAPI

HT BILL FOR THE MONTH OF :APR-2017

By RPAD/Hand Delivery No.

OFFICE OF EXEC. ENGINEER

DGVCL Division Office

Date: 17-04-2017

Website: <http://www.dgvcl.com>

Division Office Email id:		Phone No:		Website: http://www.dgvcl.com				
Consumer No:	Tariff	Contract Demand	85% Contract Demand	Actual Max. Demand	Billing Demand	Excess Cont. DMD	SD Cash	Bank Guarantee
37592	HTP-I	475	404	788	788	313	2008403	0.00
Supp Voltage	KWH	KVAH	KVARH	Avg PF	MF	Actual Max DMD during day	FP Indicator	
11	23510	24535	5630	.958	5			
Meter No:	Make	CTPT Make	CTPT Srnc	CT Ratio	PT Ratio	Meter Constant	MC/MF/CD/TF	Meter Status
09512223	L&T		S					Normal
	KWH	KVAH	KVARH	AMD	PEAK HR	NIGHT HR	AMD DAY	AMD NIGHT
Current R	2888179	2898665	116796		944346	960586		
Previous R	2883477	2893758	115670		943240	959525		
Difference	4702	4907	1126		1105	1061		
Diff*MF	23510	24535	5630		5525	5305		
Old Met Cons.								
Enhanced Unit								

CONSUMPTION DETAILS

A. Total Units	B. Night Units	C. TOU	D. 1/3 Of Units in A	E. Night Concession Units	F. Connection Date	G. Consumer Type
23510	5305	5525	7837	5305	12-09-1995	
H. Recoverable SD	I. Seasonal Status	J. ED Exention Upto	K. Details of Adjustments			

CALCULATION OF CHARGES

Demand Charges	DMD in KVA	Rate per KVA	Amount Rs	Electricity Duty	KWH	Consumption Charges	ED Rate	Amount
1st 500 KVA	475	150	71250		23510	387272.37	.15	58090.86
2nd 500 KVA								
Next								
Excess DMD	313	555	173715					
Tot Demand	788		244965					
Energy Charges	KWH	Rate	Amount	Total->	Wind Energy	CPP	Open Access	
Units during month	23510	4.2	98742.00	Units	0			
Night Units	5305	.4	2122	Amount				
Total EC	23510		96620.00	Adj (Credit)	0			
Fuel charge	23510	1.76	41377.60	Adj (Debit)				
PF Rebate	96620	-0.40%	-386.48					
EHV Rebate	96620.00	0.00	0.00	AMG Charges				
TOU	5525	0.85	4696.25					
Tot Consumption Charge			387272.37					

SUMMARY OF CHARGES

Demand Charge	Energy Charge	Fuel Surcharge	PF Adj/Rebate	EHV Rebate	Time Of Use Charges	Tot Consumption Charge
244965.00	96620.00	41377.60	-386.48	0.00	4696.25	387272.37
Electricity Duty	Meter Charges	Cross Subsidy	Wheeling Charges	Parallel Operation Charges	Current Month's Bill	Outstanding Arrears
58090.86	750.00				446113.23	0.00
Delayed Payment Charges	Adv. Payment / Adjust.	Net Payable	Reading Date	Bill Date	Due Date	Freeze Amount
0.00	-0.43	446112.80	17-04-2017	17-04-2017	27-04-2017	0.00

Amount in Words: Four Lakhs Forty Six Thousand One Hundred And Twelve And Eighty Paise Only

Msg: EXECUTIVE ENGINEER
VAPI IND GVM

MC-Meter Change MF-Multiplication Factor CD-Contract Demand TP-Tariff Change

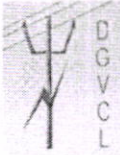
FOR IMPORTANT NOTE PLEASE SEE OVERLEAF

http://dgbill.eurja.co.in:8010/htbill/reports_old/bill_report_new.php?sele=1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24...

4,46,103/-

4/17/2017

Dakshin Gujarat Vij Company Ltd.

Reg. Off. Nana varachha Road, Nr. Kapodra Char Rasta, Surat-395008
CIN: U40102GJ20033GC042909

HT BILL FOR THE MONTH OF :APR-2017

By RPAD/Hand Delivery No.

MANGALAM DRUGS AND ORGANICS LTD.
PLOT NO 187 2ND PHASE G.I.D.C ESTATE
VAPI

OFFICE OF EXEC. ENGINEER

DGVC L Division Office

Date: 17-04-2017

Division Office Email id:				Phone No:		Website: http://www.dgvcl.com		
Consumer No:	Tarrif	Contract Demand	85% Contract Demand	Actual Max. Demand	Billing Demand	Excess Cont. DMD	SD Cash	Bank Guarantee
37589	HTP-I	750	638	595	638		4588566	0.00
Supp Voltage	KWH	KVAH	KVARH	Avg PF	MF	Actual Max DMD during day		PP Indicator
11	331720	331912	1696	.999	8			
Meter No:	Make	CTPT Make	CTPT Sino	CT Ratio	PT Ratio	Meter Constant	MC/MF/CD/TF	Meter Status
DGHT0121	L & T		8					Normal
	KWH	KVAH	KVARH	AMD	PEAK HR	NIGHT HR	AMD DAY	AMD NIGHT
Current R	1248210	1249949	15198		406829	416752		
Previous R	1206745	1208460	14986		393191	403175		
Difference	41465	41489	212		13638	13577		
Diff*MF	331720	331912	1696		109104	108616		
Old Met Cons.								
Enhanced Unit								

CONSUMPTION DETAILS

A. Total Units	B. Night Units	C. TOU	D. 1/3 Of Units in A	E. Night Concession Units	F. Connection Date	G. Consumer Type
331720	108616	109104	110573	108616	17-08-1995	
H. Recoverable SD	I. Seasonal Status	J. ED Exemption Upto	K. Details of Adjustments			

CALCULATION OF CHARGES

Demand Charges	DMD in KVA	Rate per KVA	Amount Rs					
1st 500 KVA	500	150	75000	Electricity Duty	KWH	Consumption Charges	ED Rate	Amount
2nd 500 KVA	138	260	35880		331720	2104153.65	.15	315623.05
Next								
Excess DMD								
Tot Demand	638		110880	SET OFF DETAILS				
Energy Charges	KWH	Rate	Amount	Total->	Wind Energy	CPP	Open Access	
Units during month	331720	4.2	1393224.00	Units	0			
Night Units	108616	.4	43446.4	Amount				
Total EC	331720		1349777.60	Adj (Credit)	0			
Fuel charge	331720	1.76	583827.20	Adj (Debit)				
PF Rebate	1349777.6	-2.45%	-33069.55					
EHV Rebate	1349777.60	0.00	0.00	AMG Charges				
TOU	109104	0.85	92738.40					
Tot Consumption Charge			2104153.65					

SUMMARY OF CHARGES

Demand Charge	Energy Charge	Fuel Surcharge	PF Adj/Rebate	EHV Rebate	Time Of Use Charges	Tot Consumption Charge
110880.00	1349777.60	583827.20	-33069.55	0.00	92738.40	2104153.65
Electricity Duty	Meter Charges	Cross Subsidy	Wheeling Charges	Parallel Operation Charges	Current Month's Bill	Outstanding Arrears
315623.05	750.00				2420526.70	0.00
Delayed Payment Charges	Adv. Payment / Adjust.	Net Payable	Reading Date	Bill Date	Due Date	Freeze Amount
0.00	-0.49	2420526.21	17-04-2017	17-04-2017	27-04-2017	0.00

Amount in Words: Twenty Four Lakhs Twenty Thousand Five Hundred And Twenty Six And Twenty One Paise Only

Mag:

EXECUTIVE ENGINEER
VAPI IND O&M

MC-Meter Change MF-Multiplication Factor CD-Contract Demand TF-Tariff Change

FOR IMPORTANT NOTE PLEASE SEE OVERLEAF

http://dgbill.eurja.co.in:8010/htbill/reports_old/bill_report_new.php?sele1=1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24...



THE NEW INDIA ASSURANCE COMPANY LIMITED

D.O.120700

New India Centre , 8th Floor, 17-A,Cooperage Road,Mumbai-400 001

TEL- 2204 97 63, 2281 46 63 FAX- 2288 13 50

INDUSTRIAL ALL RISKS INSURANCE POLICY

120700 / 11 / 16 / 06 / 00000029

From 28th February 2017 To 27th February 2018

Insured

M/s Mangalam Drugs & Organics Ltd.

Communication Address

Rupam Bldg, 3rd Floor, 239, P D'Mello Road, Mumbai - 400 001



M/s. Mangalam Drugs & Organics Ltd.

Policy No. 120700 / 11 / 16 / 06 / 00000029



INDUSTRIAL ALL RISKS INSURANCE POLICY

SCHEDULE

POLICY NO. : 120700 / 11 / 16 / 06 / 00000029

ISSUED AT : MUMBAI **DATE :** 28.02.2017

INSURED : M/s. Mangalam Drugs & Organics Ltd.
Rupam Bldg, 3rd Floor, 239, P D'Mello Road,
Mumbai - 400 001

PERIOD OF INSURANCE: FROM 28.02.2017 TO MIDNIGHT 27.02.2018

ADDRESS OF POLICY ISSUING OFFICE :

THE NEW INDIA ASSURANCE CO. LTD.
DIVISIONAL OFFICE: 120700
NEW INDIA CENTRE, 8th FLOOR,
17-A, COOPERAGE ROAD, MUMBAI 400001.

RISK LOCATION / PREMISES:

01. Unit 1A, 1C, 1D, 1E Plot no.187, GIDC Vapi, Dist.Valsad,Gujarat-396191.India
02. Unit 2A, 2B, 2C Plot no.1203, GIDC Vapi,Dist.Valsad,Gujarat-396191.India

BUSINESS : Chemical Manufacturing

CO-INSURANCE IF ANY:

The New India Assurance Co. Ltd.	100%
---	-------------

M/s. Mangalam Drugs & Organics Ltd.

Policy No. 120700 / 11 / 16 / 06 / 00000029





SECTION I: MATERIAL DAMAGE

SUM INSURED: Rs. 1,93,30,80,000/-
(Incl. MB sum Insured Rs. 1,07,21,97,000/-)

Add On Covers: Earthquake (Fire & Shock) - TSI
STFI (Storm, Tempest, Flood, Inundation) - TSI
Omission to Insure (5% of the TSI excluding Stock)-
Rs. 7,41,54,000/-
Escalation (7.5% of TSI excluding Stock) -
Rs. 11,12,31,000/-
Debris Removal - Rs. 1,00,00,000/-

DEDUCTIBLE: 5% of claim amount to a minimum of Rs 10 Lakhs.

DETAILED SCHEDULE FOR DESCRIPTION OF PROPERTY AS PER ANNEXTURE "A"

SECTION II: BUSINESS INTERRUPTION

GROSS PROFIT : Rs. 70,00,00,000/-

STANDING CHARGES : As per the books of the Insured

SPECIFICATIONS : SETTLEMENT CLAUSE to include settlement of claims on "Turnover and/or Production Loss basis". (Alternative Clause)

ADD ON COVERS : Loss due to accidental failure of public electricity
Rs.11,90,00,000/- (17% of the Business Interruption sum insured
Rs. 70,00,00,000/- & cover restricted to Flexa & AOG Perils)

INDEMNITY PERIOD : 12 MONTHS

TIME EXCLUSION (FLOP): 7 DAYS OF STANDARD GROSS PROFIT

Section I : Rs. 13,34,344/-

Section II : Rs. 5,73,482/-

Total : Rs.19,07,826/-

Add: -Service Tax 15% : Rs. 2,86,174/-

Total Premium Payable : Rs. 21,94,000/-





BREAKUP OF SUM INSURED - SECTION - I (MATERIAL DAMAGE)

Annexure " A "

INDUSTRIAL ALL RISK POLICY

Attached To & Forming Part of Policy No. 120700 / 11 / 16 / 06 / 00000029

Insured : M/s. Mangalam Drugs & Organics Ltd.

Location of Risk :

01. Unit 1A, 1C, 1D, 1E Plot no.187, GIDC Vapi, Dist. Valsad, Gujarat-396191.India

02. Unit 2A, 2B, 2C Plot no.1203, GIDC Vapi, Dist. Valsad, Gujarat-396191.India

Sr. No.	Particulars	Sum Insured In Rs.	
		Fire	EQ + STFI
1	Building (Including Plinth and Foundation) of all descriptions including Road's , driveways ,pavements roads, runways/compound walls , drainage, culverts , stone pitching located at factory premises."	24,67,50,000	24,67,50,000
2	Plant & Machinery includes Plant & Machinery, Accessories, Electrical Spares, Panels, Installations, Power Plants, Emergency spares, and Tools, Tackles, Cables, Piping's, Tanks etc. and all items of every description whilst stored and/or lying in different blocks and/or lying in different blocks and/ or in open lying in various departments at factory premises.	1,19,13,30,000	1,19,13,30,000
3	Furniture's & Fixtures, Office equipment's/ computers/VSAT equipment's/CCTV etc. located at factory premises.	4,50,00,000	4,50,00,000
4	Stock includes Raw Materials, finished goods, Semi Finished goods, Stock in process, WIP, all type of cotton Yarn, Fabric, Finished Goods Packing materials, Dyes and Chemical Stores and spares Consumables and other incidental goods, waste, scraps and unused machine spares including TRIMS and other stocks located at factory premises.	45,00,00,000	45,00,00,000
Total Sum Insured		1,93,30,80,000	1,93,30,80,000

For And Behalf of

The New India Assurance Co. Ltd.

Authorized Signatory

M/s. Mangalam Drugs & Organics Ltd.

Policy No. 120700 / 11 / 16 / 06 / 00000029



Annexure " B "

INDUSTRIAL ALL RISK POLICY

Attached To & Forming Part of Policy No. 120700 / 11 / 16 / 06 / 00000029

Insured : M/s. Mangalam Drugs & Organics Ltd.

Location of Risk :

01. Unit 1A, 1C, 1D, 1E Plot no.187, GIDC Vapi, Dist. Valsad, Gujarat-396191.India

02. Unit 2A, 2B, 2C Plot no.1203, GIDC Vapi, Dist. Valsad, Gujarat-396191.India

Bankers for IAR Policy

Sr. No. Name of the Bank / FI

1. State Bank of India
2. Punjab and Maharashtra Co-Op Bank
3. IDBI Bank

Endorsements / Clauses :

SECTION - I

- 1 Goods held in Trust Clause
- 2 Agreed bank Clause
- 3 Omission to Insured Cover - Add on Cover
- 4 Escalation Cover - Add on Cover
- 5 Removal of Debris - Add on Cover
- 6 Architect's, Surveyor's & consulting engineer's Fees (up to 3% of claim amount)

For And Behalf of

The New India Assurance Co. Ltd.

Authorized Signatory



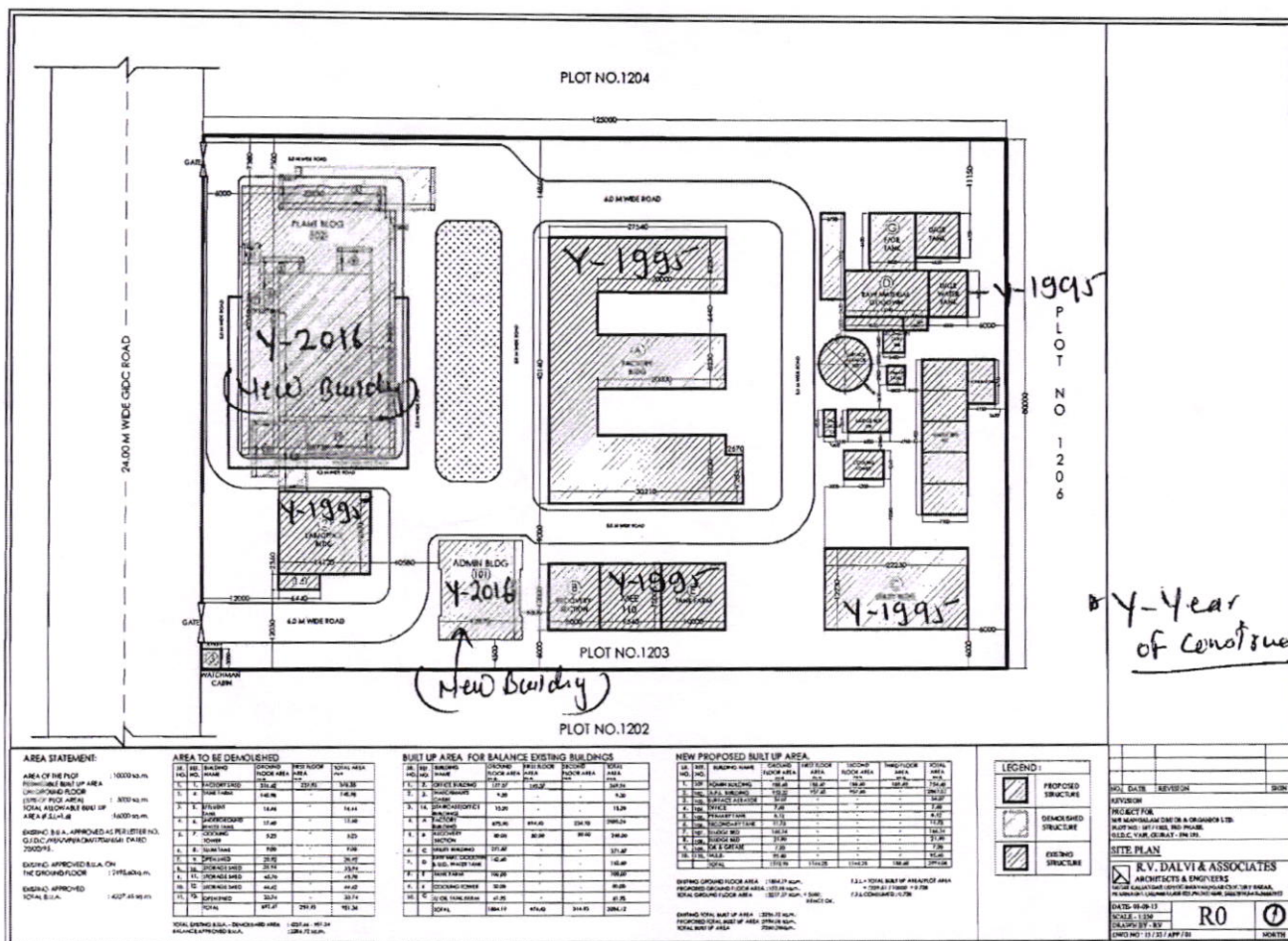
SECTION - II

- 1 Under the Loss of Profit Section - Settlement Clause to include settlement of claims on Turnover and/or Production loss basis (Alternative Basis Clause)
- 2 Departmental Clause
- 3 Failure of Public Utility-
 - a) Named Utility : Gujarat Electricity Board
 - b) Address :Vapi Gujarat

For And Behalf of

The New India Assurance Co. Ltd.


Authorized Signator



Y-Year of Construction.

* Built up Area - 7280 m²

* Total Plot Area - 10000 m²

Pat



GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVT. OF GUJARAT UNDERTAKING)

Office of the Executive Engineer,
PLOT NO.C-5/101, OPP. TEL. EXCHANGE, GIDC, CHAR RASTA, VAPI -396 195 GUJARAT.
Website: www.gidc.org or email: xen-vapi@gidcgujarat.org
☎ [0260] 2430883 2432667,670 FAX No. 2420502

NO.GIDC/ENG/XEN/VPI/DB/PB/VPI/1704/2165

Date: / / 2016.

To,
M/S. MANGLAM DRUGS AND ORGANICS LTD.
PLOT NO. 1203,
GIDC, VAPI,
Tal. Vapi, Dist. Valsad.

13 OCT 2016

Subject: Approval of plan for Proposed Construction/Revised Construction/Addition & alteration on Industrial/ Commercial/ Residential/PLOT No:1203 at VAPI Industrial Estate.
Per. M/S. MANGLAM DRUGS AND ORGANICS LTD.

Ref: (1) Your application dated: 21/04/2016.
(2) DEE(R&B),GIDC, Vapi, report Vide Letter No: 125 dtd: 08.06.2016.
(3) Scrutiny fee paid on dtd: 17/09/2016.

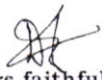
- 1) The drawings are subject to the approval by the Chief Inspector of factories.
- 2) You have to carry out the construction as per the changes made in the plan by GIDC division office.
- 3) The drawings are subject to checking of structure soundness and safety by your Engineer.
- 4) The drawings will be subject to checking & revision under the regulation formulated by the corporation from time to time.
- 5) The drawings are subject to the approval of local bodies such as GEB, PWD, Panchayat, Municipality etc.
- 6) The full plot is allotted to you and full possession taken by you.
- 7) Manhole, Septic tank, Soak pit etc shall be provided with C.I. heavy Cover.
- 8) The effluent shall be treated as per ISS.3306 - 1965 and plans for the same should be submitted before commencement of factory.
- 9) All gates of compound wall should be open inside and be provided with stop which will prevent the gate from opening outside the path of road.
- 10) Licences shall have to complete the construction within stipulated time limit prescribed under the agreement.
- 11) Addition Alteration in the existing building/shed shall be carried out without affecting the structure soundness of the existing structure and no claim shall be entertained in case of damage to the property. The work of internal addition alteration shall be carried out at your risk and cost.
- 12) Trusses, beams etc of expansion/ extension shall not be provided on opening of existing building/Shed because lintels provided for doors, windows and rolling shutter not designed to take additional load.
- 13) The disposal for the discharge of the effluent should match with the levels of the storm water drain in to or any other drainage system which the effluent is to be discharged off, if this facility to be provide by GIDC in future. The levels shall be obtained from the Dy. Executive Engineer of area in charge and manholes are constructed by GIDC at your cost for jointing existing drainage lines and the drainage service lines from your plot if this facility to be provided by GIDC in future.
- 14) The approach pipe for crossing of the S.W.D. shall be laid as per levels given by the Dy. Executive Engineers, GIDC in-charge.
- 15) This approval is valid for the period of Two years from the date of this approval and if during the period building work is not commenced and completed, revalidation of the approval would be necessary as per rules of GIDC Vapi.
- 16) The plans are approved subject to the conditions which ever is applicable in time to time.
- 17) You shall obtain the extension of time limit period for utilization of your plot / shed from the Competent Authority or Regional Manager, GIDC, Vapi if applicable.
- 18) You shall pay all outstanding dues of the GIDC including water charges recovery if applicable etc, all interest, penal interest as applicable and conveyed to you in time limit as notified to you and as per prescribed time limit.

Unit - 2
Plot No 1203

- 19) This approval of plan shall not be prejudicial to the corporation right to take any action under the provisions of property regulations, lease deed, conveyance deed, form of agreement, and agreement for sale, offer letter, allotment letter as recovery of dues or actions under any act in force.
- 20) If the land allotted low laying land, you should take sufficient safe guard to protect all construction, erosions to be made on the land and shall ensure at all lines that the same is protected from damage due to flood, submergence etc. you shall have no right whatsoever to claim any damage on account of such events.
- 21) You shall have to remove the unauthorized violative construction of area ... m² from the plot/shed within 60 days.
- 22) This plan approval is valid for two years only, if party fails to obtain Building Utilized permission within two years, the approval shall be automatically cancelled and revised plan approval is to be obtained.
- 23) Before starting Construction work, you have to obtain the time limit extension from the Competent Authority or Regional Manager, GIDC, VAPI.
- 24) For building having 1000m² and more area at rate of 3 Trees for every 200m² of building unit, for all uses, shall have to be planted on site plan/layout and also trees to be maintained by you.
- 25) For condition No: 24, Rs.500.00 per tree shall have to be deposited against the maintenance of tree plantation.
- 26) After five years of issue of development permission, the Dy. Ex. Engineer concern shall inspect the site and check the tree planted on site as per requirement shown in condition 24, if the tree plantation found as per the requirement, the deposit as mentioned in condition No: 25 shall be refunded, in case, if no tree plantation maintained as per the requirement, the deposit shall be forfeited.
- 27) As mentioned above in condition -24, selection of type of trees, how to plant and maintenance to be done by the authority as per the instructions and in consultation with senior officer of Forest and Environment department.
- 28) For area of building above 500m² and up to 1500m², the owner/developer shall carry out water harvesting system.
- 29) In case where the area of building exceeds 1500m² and up to 4000m², the owner/developer shall have to provide /construct percolating well with rain water harvesting system in building unit at rate of One Percolating well for every 4000m² or part there of building unit.
- 30) Plinth area up to 80m², every such building shall be provided with required facilities and infrastructure for conservation and harvesting of rain water.
- 31) The ground surface around the building shall have percolation pit as recommended for recharge, such pits shall be filled with small pebbles or bricks jelly or river sand and covered with perforated concrete slab.
- 32) The terrace may be connected to a sump or well bore through filtering tank by PVC Pipes as recommended by the competent authority. A valve system shall be incorporated to enable the first part of rain water collected be discharged out to the solid if it is dirty.
- 33) Wherever there is open ground a portion of top soil should be removed and replaced with river sand to allow slow percolation of rain water.
- 34) Any other method proved to be effective in conservation and harvesting of rain water may be adopted and every construction taken up.
- 35) Plan shall be approved subject to condition, approval of Gujarat Industrial Development Corporation. Hence any addition alteration suggested by GIDC shall be implemented during construction.

Gujarat Industrial Development Corporation is looking forward towards completion of your building and its successful functioning within a year.

With best Wishes.


Yours faithfully,

**Executive Engineer,
GIDC, Vapi.**

Encl: 1) Two sets of Drawings

2) Circular No. GIDC: O&DL: CIR: ENG: HQ: 34/99 dated 25/06/99.

Copy f. w. s. to:

1. The Regional Manager, GIDC / Vapi along with one copy of approved drawing for information and record please.
2. The Deputy Executive Engineer,(R&B), GIDC, Vapi, along with one set of drawing for information and necessary action.
3. The Chief Officer, Notified Area, GIDC, Vapi.
4. The Deputy Director, Industries Safety & Health, Valsad.
5. GIDC Website.