

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: M/s. Mangalam Drugs & Organics Ltd.

Unit No. I

Industrial Land and Building on Plot No. 187, 187A & 187B, Vapi Industrial Estate,
G.I.D.C., Phase II, Village Vapi, Taluka – Pardi, Dist. Valsad – 396 195

Latitude Longitude: 20°22'06.3"N 72°55'49.2"E

Valuation Done for:

Think. State Bank of India Create
P. M. Road, Fort Branch
Gresham House, Fort,
Mumbai – 400 001, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Nanded • Aurangabad

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

**VALUATION OPINION REPORT**

The property bearing Industrial Land and Building on Plot No. 187, 187A & 187B, Vapi Industrial Estate, G.I.D.C., Phase II, Village Vapi, Taluka – Pardi, Dist. Valsad – 396 195 belongs to **M/s. Mangalam Drugs & Organics Ltd.**

Boundaries of the property

North : Pranav Raj Paper Mill
 South : Tulsiyani Building
 East : VRL Logistics Ltd.
 West : Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 16,73,36,313.00 (Rupees Sixteen Crore Seventy Three Lac Thirty Six Thousand Three Hundred Thirteen Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Director



Encl: Valuation report.

Mumbai

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+91 9860863601
aurangabad@vastukala.org

Valuation Report of Immovable Property

1. Introduction											
a)	Name of the Property Owner (with address & phone nos.)										
	M/s. Mangalam Drugs & Organics Ltd. Address – Industrial Land and Building on Plot No. 187, 187A & 187B, Vapi Industrial Estate, G.I.D.C., Phase II, Village Vapi, Taluka – Pardi, Dist. Valsad – 396 195. Phone Nos. - 9925327138 - Mr. Piyush Desai (G.M. Engg. & Admin.)										
b)	Purpose of Valuation										
	As per the request from State Bank of India, P.M Road Fort Branch, Mumbai to assess fair market value of the property										
c)	Date of Inspection of Property										
	28.04.2017										
d)	Date of Valuation Report										
	16.05.2017										
e)	Name of the Developer of Property (in case of developer built properties)										
	Self - Developed										
2. Physical Characteristics of the Property											
a)	Location of the Property										
	Industrial Land and Building on Plot No. 187, 187A & 187B, Vapi Industrial Estate, G.I.D.C., Phase II, Village Vapi, Taluka – Pardi, Dist. Valsad – 396 195										
	Brief description of the property										
	The property is located in a developed industrial area having good infrastructure, well connected by road and train. The immovable property comprises of leasehold Industrial land and structures thereof. As per site inspection, Plot No. 187, 187A & 187B are internally amalgamated. It is located at about 10 to 15 minutes travelling distance from Vapi Railway Station. The property under valuation is belongs to M/s. Mangalam Drugs & Organics Ltd., a manufacturing company producing Chemicals. Amenities of the Property : Flooring in factory and office area is of Partly Kota Stone, Partly Ceramic tiles, Partly Vitrified tiles type, wiring is of concealed type, windows are Power coated sliding windows, and doors are of alluminum glazed in factory and office area. Accommodation : Office / Admin Building, RM Godown, Boiler House, Receiving Bay, UPS Room, Quality Control Lab, Raw Material, Store Office, Plant Building No. 1 D Plant, Plant Building No. 1 A Plant, Plant Building No. 1 C Plant, Storage Tank Yard, ETP Tank Carbon Filter, Water tank, Worker Change room, Utility Building, Toilets Block, Chiller Room, Panel Room, Cloak Room, Chilling Plant, Cooling Tower Health Center, ST Shed, Petroleum Class "A" U/G Storage Tanks, D/G Set + ELE Transformer, Watchman Cabin etc. As per site inspection demolition work of Block No. E, O & P was in progress. As per agreement, the land area is as below –										
	<table border="1"> <thead> <tr> <th>Plot Nos.</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>187</td> <td>4812.00</td> </tr> <tr> <td>187A</td> <td>2168.00</td> </tr> <tr> <td>187B</td> <td>1752.00</td> </tr> <tr> <td>Total</td> <td>8732.00</td> </tr> </tbody> </table>	Plot Nos.	Area in Sq. M.	187	4812.00	187A	2168.00	187B	1752.00	Total	8732.00
Plot Nos.	Area in Sq. M.										
187	4812.00										
187A	2168.00										
187B	1752.00										
Total	8732.00										



As per approved plan, the Built up area of Structure is as under which is considered for the purpose of valuation

Row Labels	Ground	First	Second	Grand Total
A	119.52	107.77		227.29
B	136.99	136.99		273.98
C	56.39			56.39
C & Q		84.72		84.72
D	130.57			130.57
F	332.47	334.14	324.3	990.91
G	439.04	491.92	491.92	1422.88
H	129.04			129.04
I	131.52			131.52
J	40.2			40.2
K	278.71	260.41		539.12
L	156.71			156.71
M	48.31			48.31
N	8.09			8.09
Q	40.76			40.76
R	271.25	271.25	271.25	813.75
S	11.15			11.15
T	2.97	2.97		5.94
Grand Total	2333.69	1690.17	1087.47	5111.33

Nearby landmark	Near NR Agarwal Paper Mills & Opp. Kewa Company	
Postal Address of the Property	Industrial Land and Building on Plot No. 187, 187A & 187B, Vapi Industrial Estate, G.I.D.C., Phase II, Village Vapi, Taluka – Pardi, Dist. Valsad – 396 195.	
Area of the plot/land (supported by a plan)	Plot Nos.	Area in Sq. M.
	187	4812.00
	187A	2168.00
	187B	1752.00
	Total	8732.00
	(Area as per agreement)	
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land	
Independent access/approach to the property etc.	Yes	
Google Map Location of the Property with a neighborhood layout map	Provided	
Details of roads abutting the property	12.00 M. wide B.T. Road	
Description of adjoining property	Located in Middle class locality	
Plot No. Survey No.	Plot No. 187, 187A & 187B	
Ward/Village/Taluka	Village Vapi, Taluka – Pardi	
Sub-Registry/Block	Vapi	



	District	Valsad
	Any other aspect	-
b)	Plinth Area, and saleable are to be mentioned separately and clarified	As per approved plan mentioned below
	Row Labels	Sum of Built Up Area In Sq. M.
	First	1690.17
	Ground	2333.69
	Second	1087.47
	Grand Total	5111.33
	Boundaries of the Plot	As per site
	North	Pranav Raj Paper Mill
	South	Tulsiyani Building
	East	VRL Logistics Ltd.
	West	Road

3. Town Planning parameters

a)	Master Plan provisions related to property in terms of land use	Industrial use
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	As Per Development Control Regulations
	Ground coverage	26.72%
	Comment on whether OC-Occupancy Certificate has been issued or not	Copy of Occupancy Certificate is not provided and not verified.
	Comment on unauthorized constructions if any	No
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	No TDR Applicable
	Planning area/zone	G.I.D.C.
	Developmental controls	G.I.D.C.
	Zoning regulations	Zone (Industrial)
	Comment on the surrounding land uses and adjoining properties in terms of uses	Industrial
	Comment on demolition proceedings if any	No
	Comment on compounding / regularization proceedings	No
	Any other Aspect	-

4. Document Details and Legal Aspects of Property

a)	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	



	1. Copy of Deed of Rectification dated 06.10.1998	
	2. Copy of Electricity Bill issued by Dakshin Gujarat Vij Company Ltd.	
	3. Copy of Approved Plan No. GIDC / XEN / VPI / ADM / 629 dated 04.06.2016 of Plot No. 187 issued by Executive Engineer, G.I.D.C., Vapi	
	4. Copy of Insurance Policies issued by The New India Assurance Company Limited	
	TIR of the Property	Not Provided
b)	Name of the Owner/s	M/s. Mangalam Drugs & Organics Ltd.
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Lessor – Gujarat Industrial Development Corporation (GIDC) Lessee – M/s. Mangalam Drugs and Organics Limited
d)	Agreement of easement if any	No
e)	Notification of acquisition if any	No
f)	Notification of road widening if any	No
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	As per Title Investigation Report
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per Title Investigation Report
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No, as per oral confirmation (Legal confirmation has to be taken from the owner)
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. GIDC / XEN / VPI / ADM / 629 dated 04.06.2016 of Plot No. 187 issued by Executive Engineer, G.I.D.C., Vapi
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	Industrial Land
m)	Whether the property is SARFAESI compliant	Yes
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	As per Title Investigation Report
p)	Qualification in TIR/mitigation suggested if any.	Not Provided
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	N.A. as the property is occupied by owner
	If property is occupied by tenant	N.A.
	Number of tenants	N.A.
	Since how long (tenant- wise)	N.A.



Status of tenancy right	N.A.
Rent received per month (tenant-wise) with a comparison of existing market rent	N.A.
Taxes and other outings	N.A.
Property Insurance	Yes, the details is as below – Unit No. I & II Type – Industrial All Risks Insurance Policy, Policy No. 120700 / 11 / 16 / 06 / 00000029, Insurance Company – The New India Assurance Company Limited, Sum Assured - ₹1,93,30,80,000/- valid upto 27.02.2018
Monthly maintenance charges	Self - Maintained
Security charges	Self - Maintained
Any other aspect	-

6. Socio-cultural Aspects of the Property

a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Industrial Locality, Middle Class
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7. Functional and Utilitarian Aspects of the Property

a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Provided
	Storage Spaces	Provided
	Utility spaces provided within the building	Provided
	Car Parking facility	Open Car Parking Facility Provided
	Balconies, etc.	No
b)	Any other aspect	-

8. Infrastructure Availability

a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	G.I.D.C
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to G.I.D.C. drain lines
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like bus, auto, private vehicles.



	Availability of other public utilities nearby	All are available at nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All are available at nearby

9. Marketability of the Property

a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
	Locational attributes	Developed Area
	Scarcity	Average
	Demand and supply of the kind of subject property	Average
	Comparable sale prices in the locality	Price indicators attached
b)	Any other aspect which has relevance on the value or marketability of the property	No

10. Engineering and Technology Aspects of the Property

a)	Type of construction	R.C.C. Framed Structure
b)	Material & technology used	A Grade
c)	Specifications,	Standard
d)	Maintenance issues	No
e)	Age of the building	As per table attached
f)	Total life of the building	Subject to proper, preventive periodic Maintenance & structural repairs.
g)	Extent of deterioration	
h)	Structural safety	Good
i)	Protection against natural disaster viz. earthquakes,	Normal
j)	Visible damage in the building	The quality of construction is Good. Well maintained
k)	System of air-conditioning	Provided as per requirement
l)	Provision of firefighting	Provided
m)	Copies of the plan and elevation of the building to be included	Approved Plan copy provided

11. Environmental Factors

a)	Use of environment friendly building materials, Green Building techniques if any	No
b)	Provision of rain water harvesting	Yes
c)	Use of solar heating and lightening systems, etc.,	No
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No

12. Architectural and aesthetic quality of the Property

a)	Descriptive account on whether the building	Plain Looking
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	is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.			
13. Valuation				
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land and Building Method is used for this valuation report.		
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 10,000/- to ₹ 11,000/- per Sq. M. for land		
c)	Guideline Rate obtained from the Stamp Duty Ready Reckoner	Rate in ₹		
	Land	3780.00		
	Building	As per valuation table		
d)	Summary of Valuation			
	i. Guideline Value			
		Area in Sq. M.		
		Rate in ₹		
		Value in ₹		
	Land	8732.00	3780.00	3,30,06,960
	Building	As per Annexure-1		8,00,16,313
	Total			11,30,23,273.00
	ii. Fair Market Value			
	A) Land	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
		8732.00	10,000.00	8,73,20,000
	B) Building	As per Annexure-1		8,00,16,313
	Summary of Valuation			
	Total Value of the Property (A + B)			₹ 16,73,36,313.00
	Realizable Value			₹ 15,06,02,682.00
	Forced/ Distress Sale value.			₹ 13,38,69,050.00
	Insurable value of the property			₹ 9,85,75,700.00
e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Price Indicators attached		
	Details of last two transactions in the locality/area to be provided, if available.	Not available		
	Remarks			
	1. For the purpose of valuation, we have considered the land area as per agreement and structure area as per approved plan.			
	2. At the time of visit E block structure was under demolition hence not consider for the purpose of valuation.			



Annexure-1

Sr.	Building No.	Floor	Built Up Area In Sq. M.	Year Of Const.	Age Of Build.	Estimated replacement rate	Depreciated Replacement rate	Depreciated Replacement value	Insurable Value in ₹
1	A	Ground	119.52	1999	18	20000	13520	1615910.4	2390400
2	B	Ground	136.99	2004	13	20000	15320	2098686.8	2739800
3	C	Ground	56.39	2004	13	20000	15320	863894.8	1127800
4	D	Ground	130.57	1999	18	18000	12168	1588775.76	2350260
5	F	Ground	332.47	2004	13	22000	16852	5602784.44	7314340
6	G	Ground	439.04	2010	7	22000	19228	8441861.12	9658880
7	H	Ground	129.04	2010	7	20000	17480	2255619.2	2580800
8	I	Ground	131.52	1999	18	12000	8112	1066890.24	1578240
9	J	Ground	40.2	2004	13	12000	9192	369518.4	482400
10	K	Ground	278.71	2004	13	18000	13788	3842853.48	5016780
11	L	Ground	156.71	1985	32	18000	7632	1196010.72	2820780
12	M	Ground	48.31	1985	32	15000	6360	307251.6	724650
13	N	Ground	8.09	1985	32	12000	5088	41161.92	97080
14	Q	Ground	40.76	2004	13	20000	15320	624443.2	815200
15	R	Ground	271.25	2015	2	15000	15000	4068750	4068750
16	S	Ground	11.15	2004	13	18000	13788	153736.2	200700
17	T	Ground	2.97	2004	13	5000	3830	11375.1	14850
18	A	First	107.77	1999	18	20000	13520	1457050.4	2155400
19	B	First	136.99	2004	13	20000	15320	2098686.8	2739800
20	F	First	334.14	2004	13	20000	15320	5119024.8	6682800
21	G	First	491.92	2010	7	22000	19228	9458637.76	10822240
22	K	First	260.41	2004	13	20000	15320	3989481.2	5208200
23	C & Q	First	84.72	2004	13	18000	13788	1168119.36	1524960
24	R	First	271.25	2015	2	15000	15000	4068750	4068750
25	T	First	2.97	2004	13	5000	3830	11375.1	14850
26	F	Second	215.75	2004	13	20000	15320	3305290	4315000
27	G	Second	491.92	2010	7	22000	19228	9458637.76	10822240
28	F	Second	108.55	2004	13	20000	15320	1662986	2171000
29	R	Second	271.25	2015	2	15000	15000	4068750	4068750
								80016312.56	98575700



14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized representative, has inspected the subject property on 28.04.2017
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

S. B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Wealth Tax Reg. No.: (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



Director

**Address:**

Vastukala Consultants (I) Pvt. Ltd.

Unit No. 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (East),
Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 16.05.2017

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id – mumbai@vastukala.org

15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Not available
h)	Any other relevant documents/ extracts	No



Think.Innovate.Create

Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs

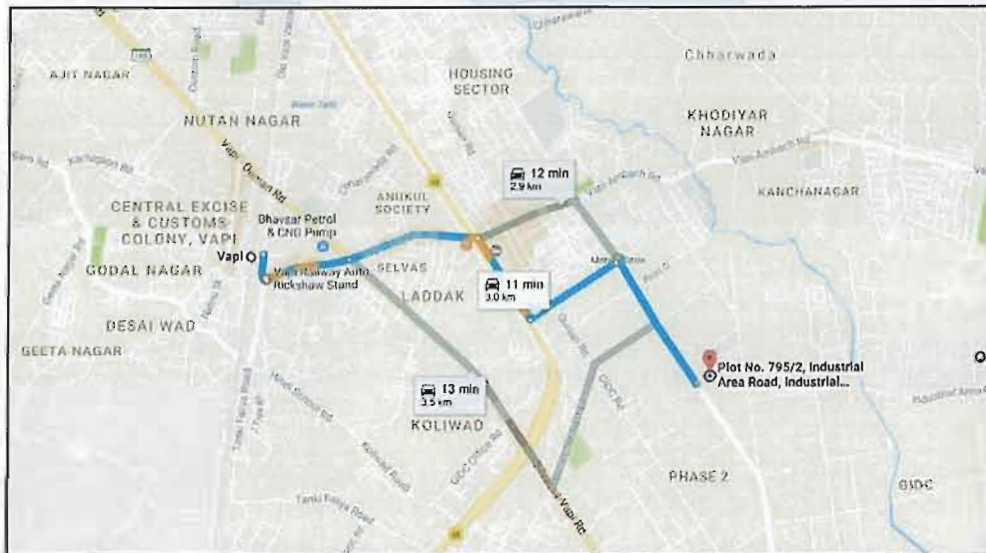


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°22'06.3"N 72°55'49.2"E

Note: The Blue line shows the route to site from nearest railway station (Vapi – 3 Km.)



Price Indicators

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Property: **Factory Plot / Land for Sale in Gido, Vapi - ₹ 2.75 Cr**
 1650 Sq. Meter
 Gido, Vapi, Gujarat
 By AG Properties

Configuration: **Factory Plot / Land**
 Transaction: **Resale Property**
 Car Parking: **2**

[Contact Dealer](#) | [View Phone No.](#)

About Property
 1650 Sq. Meter Industrial NA Plot for SALE in Vapi GIDC, Gujarat

Chemical Zone
 1650 Sq. Meter Industrial NA Plot
 6000 Sq. Ft. (Shed) (12 Sheds)
 50 HP Power
 12 Ft. Height
 GIDC Plot
 Nearity to many other industries
 Rate Rs. 2.75 Cr.
 Brokerage (Service Charge) - 2% available from buyer side
 Individual Sale

Mr. Deepak / Mr. Anis
 AG Properties
 8+ Year
 Vapi All Property (100)

Contact Dealer

Enter your Email ID
 Select Member Type
 Enter your Name
 Mobile
 Select your State
 CAPTCHA
 I am interested in this property.

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Property: **Factory Plot / Land for Sale in Gido, Vapi - ₹ 2.50 Cr**
 1609 Sq. Meter
 Gido, Vapi, Gujarat
 By AG Properties

Configuration: **Factory Plot / Land**
 Transaction: **Resale Property**
 Car Parking: **2**

[Contact Dealer](#) | [View Phone No.](#)

About Property
 Industrial NA Plot for SALE Vapi GIDC, Gujarat

Chemical Zone
 GIDC Plot
 1609 Sq. Meter Industrial NA Plot
 Nearity to many other industries
 Rate Rs. 2.50 Cr.
 Brokerage (Service Charge) - 2% from Buyer Side

Mr. Deepak / Mr. Anis
 AG Properties
 8+ Year
 Vapi All Property (100)

Contact Dealer

Enter your Email ID
 Select Member Type
 Enter your Name
 Mobile
 Select your State
 CAPTCHA
 I am interested in this property.



GIDC Ready Reckoner Rates

Annexure - 'A'
Statement Showing the Allotment price of GIDC Estates w.e.f. 01/4/2017.

Sr. No.	District Name	Allotment Price Rs. per Sq. Mtr. W.e.f. Dt.01/04/2017
	Estate Name	
1	2	3
SURAT		
1	Pandesara	4,020
2	Katargam	5,020
3	Kalodara	5,390
4	Bardoli	580
5	Sachin	4,020
6	Ichhapore	4,020
7	Hajira (As is where is basis)	2,910
8	Olpad	470
9	Appreal Park -Sachin (SEZ)	2,420
10	Doswada (as is where basis)	90
11	Nizar (as is where basis)	160
12	Valod (as is where basis)	180
13	Miyawadi (W.E.F. 30.09.2016) (Tentative)	1,860
14	Miyawadi - MSME / Women Development Park (W.E.F. 30.09.2016) (Tentative)	930
NAVSARI		
1	Navsari	760
2	Unal	100
3	Blimora	560
VAPI		
1	Sarigam	1,180
2	Umargam	1,180
3	Vapi	3,780
4	Dungra	3,230
5	Valsad	950
6	Pardi	760



Think.Innovate.Create

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th May 2017**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**



C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



Director



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 16,73,36,313.00 (Rupees Sixteen Crore Seventy Three Lac Thirty Six Thousand Three Hundred Thirteen Only).**

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.



Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

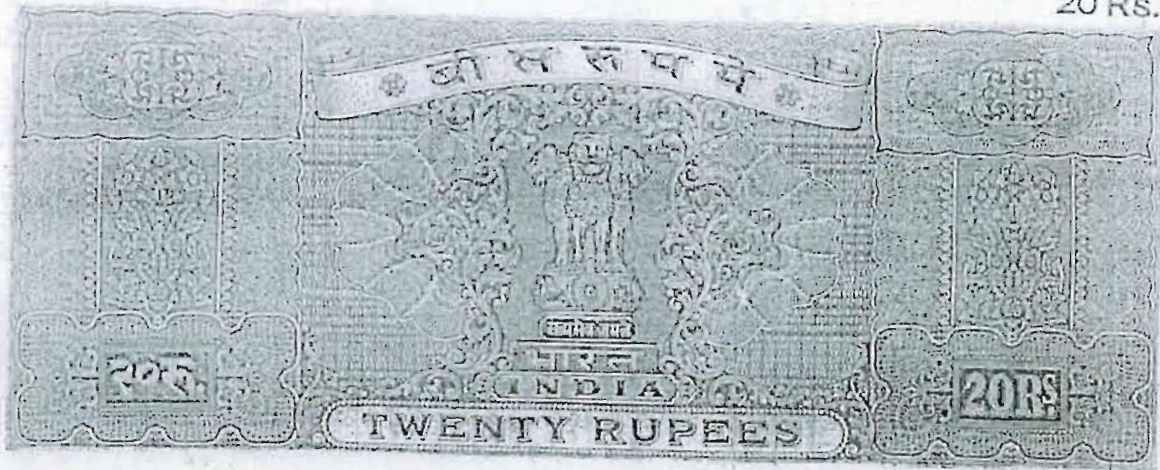
Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

20 RS.



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 ૨. નંબર ૨૦૧૨૩ ૨૦/-
 ૩. નંબર ૨૦૧૨૩ ૨૦/-
 ૪. નંબર ૨૦૧૨૩ ૨૦/-
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 ૬. નંબર ૨૦૧૨૩ ૨૦/-
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 ૯. નંબર ૨૦૧૨૩ ૨૦/-
 ૧૦. નંબર ૨૦૧૨૩ ૨૦/-

(બી. ડી. વડા)
 ૨૦૧૨-૧૩,
 ૨૦. ૧૦. ૨૦૧૨, વાપી
 ૨૦. ૧૦. ૨૦૧૨

Serial No. 2012
 Presented at the Office
 of the Sub Registrar Pardi
 Between the hours of
 3:00 and 4:00 on the
 Day of October 1998

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

FOR MANGALAM DRUGS & ORGANICS LTD
 I. M. Kawan
 WORKS MANAGER
 B. R. Gomi
 Sub-Registrar, Pardi

B. R. Gomi
 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 does not 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 expression 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 style 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 extraordinary 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. 6/09/1998¹⁰ 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 Rs per book of Account and subsequent instalment will become due on Rs per book of Account and subsequent instalment will be paid on 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. VADVA

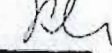
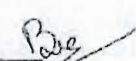
In the presence of :

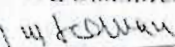
- 1) B. M. Vadani 
- 2) K. P. Patel 

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

Enowan mohammed
Saba



one part

Shri M. D. Ansoni Deputy manager
G.I.D.C. vardi Talpardi
Residing at G.I.D.C. vardi Talpardi

Other part

M/S Mangalmani Overseas & Co. Amice
Shri. Mohammed Iqbal Chohan
D/O. Dkt. - vardi Talpardi
vardi Talpardi Dkt
varead -

EXECUTING PARTY
ADMITS EXECUTION

Mukawan

Shri Amit S. Kothari
Business. Residing at
G.I.D.C. vardi Talpardi
Dkt - varead -

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, Pardi.



Duplicate of 2082
Document Registered
at No. 2081
No. 6-10-1948
B. R. G. Govil 16
Sub-Registrar, Pardi
Sub-Registrar

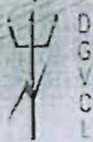
Registered No. 2081
of Book No. 1
Date 6-10-1948

B. R. Govil 6/10
Sub-Registrar, Pardi 98



Dakshin Gujarat Viji Company Ltd

Reg. Off: Hans Vardaha Road, Nr. Kapodis Char Hasti, Surat-395004
CIN: U40102GJ2005SG0042909



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

BY BILL FOR THE MONTH OF APR-2017

By RPAD/Hand Delivery No.

OFFICE OF EXEC. ENGINEER

DGVC/ Division Office

Date: 17-04-2017

Division Office Email id:

Phone No:

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

Consumer No.	Tariff	Contract Demand	85% Contract Demand	Actual Max. Demand	Billing Demand	Excess Cont. Demd	ED Cash	Bank Guarantee
37592	RTP-I	475	404	788	788	313	888403	0.00
Supp Voltage	KWH	KVAR	KVARS	Avg PF	PF	Actual Max Demd during day	PF Indicator	
11	23510	24535	5630	958	5			
Meter No	Make	CTPT Make	CTPT Spec	CT Ratio	PT Ratio	Meter Constant	IC/MF/CD/TF	Meter Status
99512223	LAT							Normal
	KWH	KVAR	KVARS	AND	PEAK R	NIGHT HR	AND DAY	AND NIGHT
Current R	2888179	2898663	116798		94346	960596		
Previous R	2883477	2893758	115670		943240	959525		
Difference	4702	4907	1128		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 Exemption 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					
2nd 500 KVA					23510	387272.37	.15	58090.86
Next								
Excess DMD	313	555	173715					
Tot Demand	788		244565					
SET OFF DETAILS								
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	-0.43%	-366.48					
EHV Rebate	96620.00	0.00	0.00	AMC 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
244565.00	96620.00	41377.60	-366.48	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.	Not 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: 190/021

NC-Meter Charge MF-Multiplication Factor CD-Contract Demand TF-Tariff Change
FOR IMPORTANT NOTE PLEASE SEE OVERLEAF

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

4,46,113/-

4/17/2017

Dakshin Gujarat Viji Company Ltd.

Reg. Off. Nam Vasthra Road, Nr. Kapada Char Rasta, Surat-395008
CIN: D4012312003900042909

BT 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

DGVCL Division Office

Date: 17-04-2017

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
37589	STP-1	750	638	595	638		4588566	0.00
Supp Voltage	KWH	KVAH	KVAH	Avg PF	MF	Actual Max DMD during day		PF Indicator
11	331720	331912	1696	.999	8			
Meter No:	Make	CTPT Make	CTPT Size	CT Ratio	PT Ratio	Meter Constant	MC/MF/CD/TF	Meter Status
06HT0121	L & T		8					Normal
	KWH	KVAH	KVAH	AND	PEAK HR	NIGHT HR	AND DAY	AND 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	Electricity Duty	KWH	Consumption Charges	ED Rate	Amount
1st 500 KVA	500	150	75000					
2nd 500 KVA	138	260	35880		331720	2104153.65	15	315623.05
Next								
Excess DMD								
Tot Demand	638		110880					
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	ANS Charges				
TOU	109104	0.65	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	780.00				2420526.76	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

By: _____ EXECUTIVE ENGINEER
VAPI IND GSM

MC-Meter Charge 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?selel=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





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 :

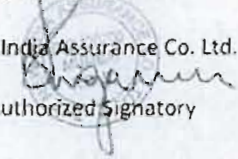
01. Unit 1A, 1C, 1D, 1E Plot no.187, GIDC Vapi, Dist. Valsad, Gujarat-396191.India

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		1,98,30,80,000	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.

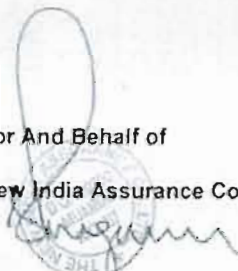
Authorized Signatory



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



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.

For M/S. MANGLAM DRUGS AND ORGANICS LTD.

Ref: 1) Your application dated: 21/04/2016.
2) DKE(R&B), GIDC, Vapi, report Vide Letter No: 125 dtd: 08/06/2016.
3) Scrutiny fee paid on dtd: 17/09/2016.

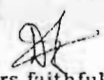
- 1) The drawings are subject to the approval by the Chief Inspector of the factories.
- 2) You have to carry out the construction as per the changes made in the plan by GIDC division office.
- 3) The drawings are subject to checking of structure soundness and safety by your Engineer.
- 4) The drawings 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 GEM, PWS, 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:2306 - 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) Extension 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 joining 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 notice charges recovery if applicable etc, all interest, penal interest as applicable and conveyed to you as 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 lying land, you should take sufficient safe guard to protect all construction, erosions to be made on the land and shall ensure at all times that the same is protected from damage due to flood, submergency 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/D&D/ 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.