

Valuation Report of the Immovable Property



Details of the property under consideration:

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

Unit No. II

Industrial Land and Building on Plot No. 1203, Vapi Industrial Estate,
G.I.D.C., Phase III, Village Vapi, Taluka – Pardi, Dist. Valsad – 396 195

Latitude Longitude: 20°22'10.0"N 72°56'36.2"E

Valuation Done for:

Think. Innovate. Create
State Bank of India
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.

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Vastu/SBI/Mumbai/05/2017/7016/23020

16/07-220-NU

Date: 16.05.2017

VALUATION OPINION REPORT

The property bearing Industrial Land and Building on Plot No. 1203, Vapi Industrial Estate, G.I.D.C., Phase III, Village Vapi, Taluka – Pardi, Dist. Valsad – 396 195 belongs to **M/s. Mangalam Drugs & Organics Ltd.**
Boundaries of the property

North : Valson Polyester Ltd.
South : Pramanik Textile Pvt. Ltd.
East : Road & Chemodist Industries [®]
West : Prayag textiles Pvt. Ltd.

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 ₹ 20,53,38,220.00 (Rupees Twenty Crore Fifty Three Lac Thirty Eight Thousand Two Hundred Twenty 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.


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

Encl: Valuation report.

Mumbai

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E),
Mumbai - 400 093,
(M.S.), INDIA
Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Mumbai (South)

4th Block, 2nd Floor,
Rahimtoola House,
7, Homji Street, Fort,
Mumbai - 400 001,
(M.S.), INDIA
Tel. : +91 22 40032436
+91 22 40022436
mumbaisouth@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society,
Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018
(U.P.), INDIA
Tel. : +91 9216912225
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602,
(M.S.), INDIA
Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106,
N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA
Tel. : +91 240 2485151
Mobile : +91 9167204062
+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. 1203, Vapi Industrial Estate, G.I.D.C., Phase III, 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. 1203, Vapi Industrial Estate, G.I.D.C., Phase III, 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. It is located at about 15 to 20 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 : Admin Building, Lab / Office Building, Plant Building + Factory Building + Recovery Section + Tank Farm + Utility Building + Cooling Tower + Oil / Grease Dept. + Sludge Bed + Primary / Secondary Tank + Raw Material Godown + U/GR Water Tank + F/Oil / U / GR Tank + D/G Set + Watchman Cabin etc. 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>1203</td> <td>10,000.00</td> </tr> </tbody> </table>	Plot Nos.	Area in Sq. M.	1203	10,000.00																					
Plot Nos.	Area in Sq. M.																									
1203	10,000.00																									
	As per approved plan, the Built up area of Structure is as under which is considered for the purpose of valuation																									
	<table border="1"> <thead> <tr> <th>Block No.</th> <th>Ground</th> <th>First Floor</th> <th>Second Floor</th> <th>Grand Total</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>192.57</td> <td>192.57</td> <td></td> <td>385.14</td> </tr> <tr> <td>2</td> <td>875.9</td> <td>894.43</td> <td>234.93</td> <td>2005.26</td> </tr> <tr> <td>3</td> <td>80</td> <td>80</td> <td>80</td> <td>240</td> </tr> <tr> <td>4</td> <td>100</td> <td></td> <td></td> <td>100</td> </tr> </tbody> </table>	Block No.	Ground	First Floor	Second Floor	Grand Total	1	192.57	192.57		385.14	2	875.9	894.43	234.93	2005.26	3	80	80	80	240	4	100			100
Block No.	Ground	First Floor	Second Floor	Grand Total																						
1	192.57	192.57		385.14																						
2	875.9	894.43	234.93	2005.26																						
3	80	80	80	240																						
4	100			100																						



	5	120.6		120.6
	6	271.87	51.73	323.6
	7	9.3		9.3
	8	957.35	957.35	2872.05
	9	189.34	189.34	378.68
	10	20.61	24.01	44.62
	11	12.44	12.44	24.88
	12	48.75		48.75
	Cooling Tower	50		50
	Grand Total	2928.73	2401.87	6602.88
Nearby landmark	Opp. Chemodist Industries Company			
Postal Address of the Property	Industrial Land and Building on Plot No. 1203, Vapi Industrial Estate, G.I.D.C., Phase III, Village Vapi, Taluka – Pardi, Dist. Valsad – 396 195.			
Area of the plot/land (supported by a plan)	Plot area as per agreement = 10,000.00 Sq.M			
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. 1203			
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	Built Up Area In Sq. M.		
	Ground	2928.73		
	First Floor	2401.87		
	Second Floor	1272.28		
	Grand Total	6602.88		
	Boundaries of the Plot	As per site		
	North	Valson Polyester Ltd.		
	South	Pramanik Textile Pvt. Ltd.		
	East	Road & Chemodist Industries		
	West	Prayag textiles Pvt. Ltd.		



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	
	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 / ENG /XEN / VPI / DB / PB / VPI / 2165 dated 13.10.2016 of Plot No. 1203 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	As per Title Investigation Report



	property, if any	
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,	Developed Industrial Locality, Middle Class



	regional origin, economic level, location of slums, squatter settlements nearby, etc.	
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	No



the value or marketability of the property
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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 is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Plain Looking
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	10000.00	3780.00	3,78,00,000.00
	Building	As per below chart		10,53,38,220.00
	Total			14,31,38,220.00
	ii. Fair Market Value			
	A) Land	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
		10000.00	10,000.00	10,00,00,000.00
	B) Building	As per Annexure-1		10,53,38,220.00
	Summary of Valuation			
	Total Value of the Property (A + B)	₹ 20,53,38,220.00		
	Realizable Value	₹ 18,48,04,398.00		
	Forced/ Distress Sale value.	₹ 16,42,70,576.00		
	Insurable value of the property	₹ 12,83,47,140.00		
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			
	<i>1. For the purpose of valuation, we have considered the land area as per agreement and structure area as per approved plan.</i>			

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Annexure-1

Sr.	Block 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	1	Ground	192.57	1995	18	20000	13520	2603546	3851400
2	2	Ground	875.9	1995	13	20000	15320	13418788	17518000
3	3	Ground	80	1995	13	7500	5745	459600	600000
4	4	Ground	100	1995	18	5000	3380	338000	500000
5	5	Ground	120.6	1995	13	12000	9192	1108555	1447200
6	6	Ground	271.87	1995	7	15000	13110	3564216	4078050
7	7	Ground	9.3	1995	7	18000	15732	146308	167400
8	Cooling Tower	Ground	50	1995	18	5000	3380	169000	250000
9	8	Ground	957.35	2016	13	22000	16852	16133262	21061700
10	9	Ground	189.34	2016	13	18000	13788	2610620	3408120
11	10	Ground	20.61	1995	32	20000	8480	174773	412200
12	11	Ground	12.44	1995	32	5000	2120	26373	62200
13	12	Ground	48.75	1995	32	5000	2120	103350	243750
14	1	First Floor	192.57	1995	13	20000	15320	2950172	3851400
15	2	First Floor	894.43	1995	2	20000	20000	17888600	17888600
16	3	First Floor	80	1995	13	7500	5745	459600	600000
17	6	First Floor	51.73	1995	13	20000	15320	792504	1034600
18	8	First Floor	957.35	2016	18	22000	14872	14237709	21061700
19	9	First Floor	189.34	2016	13	18000	13788	2610620	3408120
20	10	First Floor	24.01	1995	13	20000	15320	367833	480200
21	11	First Floor	12.44	1995	7	5000	4370	54363	62200
22	2	Second Floor	234.93	1995	13	20000	15320	3599128	4698600
23	3	Second Floor	80	1995	13	7500	5745	459600	600000
24	8	Second Floor	957.35	2016	2	22000	22000	21061700	21061700
								105338220	128347140



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



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Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs

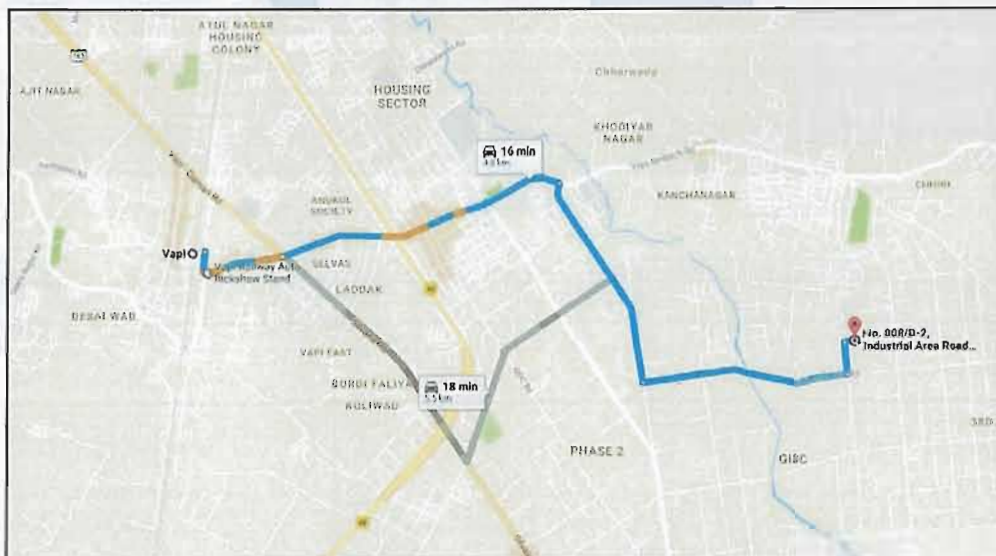


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°22'10.0"N 72°56'36.2"E

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



Price Indicators

Real Estate India.com | LOGIN | VERIFIED BUYERS | **INDIA PROPERTY** | **INDIA RECRUITMENT**

Buy | Residential Property | Budget

Factory Plot / Land for Sale in Gidc, Vapi - ₹ 2.75 Cr

1650 Sq. Meter
Gidc, Vapi, Gujarat
By AD Properties

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

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

About Property
1650 Sq. Mtrs. Industrial NA Plot for SALE in Vapi GIDC, Gujarat
Chemical Zone
1650 Sq. Mtrs. Industrial NA Plot
9000 Sq. Ft. (2 Bldgs) (2 Bldgs)
10 HP Power
10 Ft. Height
GIDC Plot
Nearity to many other industries
Rate Rs. 2.75 Cr.
Brokerage (Service Charge) - 2% applicable from buyer side
Individual One

Mr. Deepak / Mr. Anil
AD Properties
9 Years
[View All Property \(186\)](#)

Contact Dealer
Add your Email
Sales Member Type
Enter your Name
Email
Enter your phone
+91
[Send your enquiry](#)
[View all details](#)

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Factory Plot / Land for Sale in Gidc, Vapi - ₹ 2.50 Cr

1609 Sq. Meter
Gidc, Vapi, Gujarat
By AD Properties

Configuration: **Factory Plot / Land**
Transaction: **Rozale 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. Mtrg. Industrial NA Plot
Nearity to many other industries
Rate Rs. 2.50 Cr.
Brokage (Service Charge) - 2% applicable from buyer side

Mr. Deepak / Mr. Anil
AD Properties
9 Years
[View All Property \(186\)](#)

Contact Dealer
Add your Email
Sales Member Type
Enter your Name



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	Katodara	5,390
4	Bardoli	580
5	Sachin	4,020
6	Ichchapore	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)	180
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	Bilimora	560
VAPI		
1	Sarigam	1,180
2	Umargam	1,180
3	Vapi	3,780
4	Dungra	3,230
5	Valsad	950
6	Pardi	760



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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 knowledgeably 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



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.

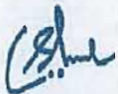
VALUATION OF THE PROPERTY PREMISES

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 ₹ 20,53,38,220.00 (Rupees Twenty Crore Fifty Three Lac Thirty Eight Thousand Two Hundred Twenty 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.

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



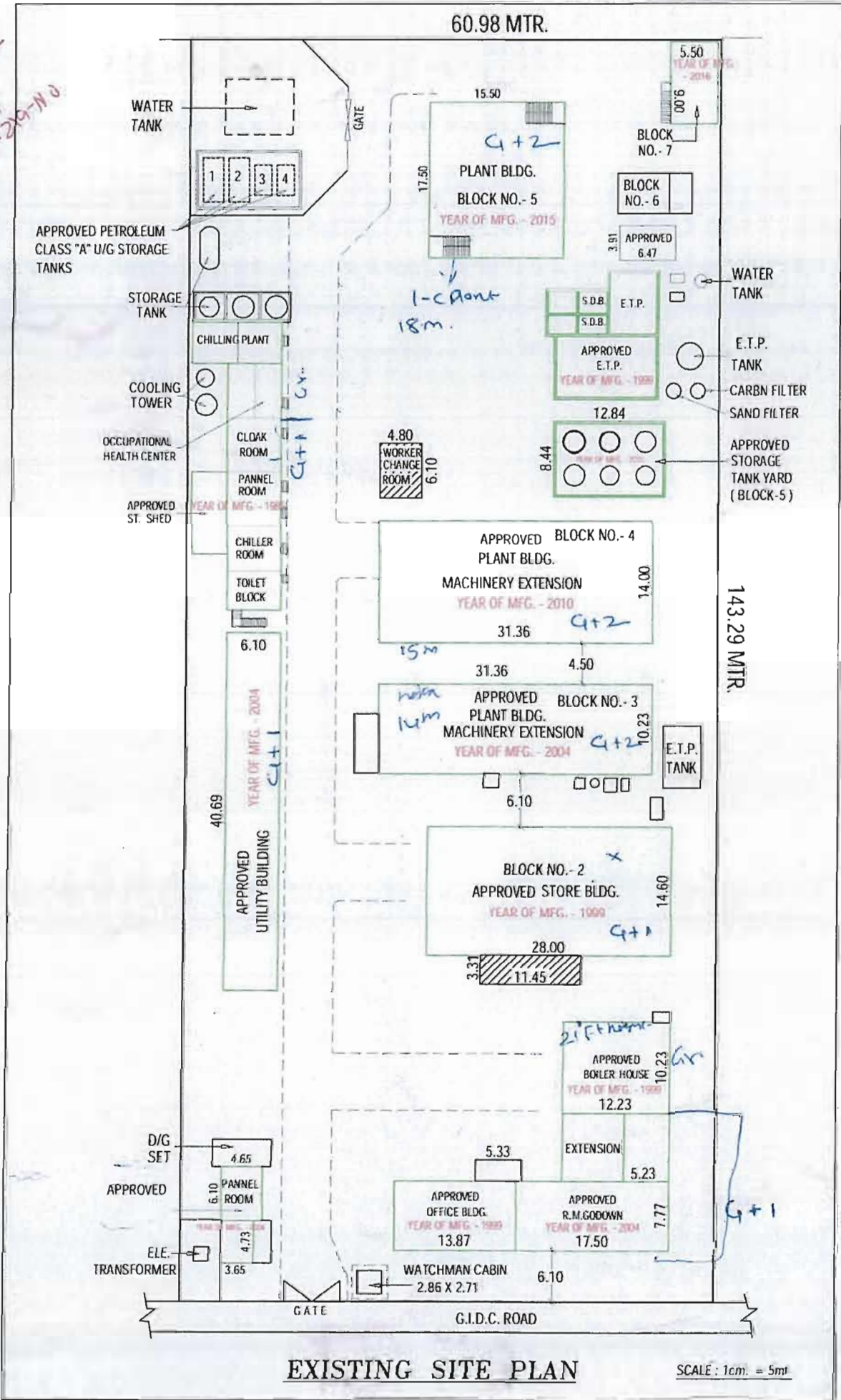
Director



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

160
 Onit-I
 23019
 16 106-209-110



EXISTING SITE PLAN

SCALE : 1cm. = 5m

F

100



2/...

unless the context does not so admit, include its successors and assigns) of the first part and M/s Advent Pharma P.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 Estate of the Corporation within the village limit of Vapi of Pardi, Taluka, Plot No. 187, containing by admeasuring 8733 sq.mtrs. having been allotted to the lessee has executed lease - deed on ²⁹⁻¹⁻⁷⁵ 25/11/75 in the name and style of M/s Advent Pharma P.Ltd, and got registered in duplicate with the Sub-Registered Pardi at Serial No. 92 and No. 93.

AND WHEREAS an allottee company in its extraordinary General Meeting held on 6/6/97 resolved to convert it self 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, from M/s Advant Pharma Pvt. Ltd, to M/s Mangalam Drugs & Organics Ltd.

3/...



3/...

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

1. M/s Advant Pharma Pvt. 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 / ¹⁰09 / 1998 the rights
and liabilities of M/s Advant Pharma P. Ltd,
under the said lease deed shall be right and
liabilities of M/s Advant Pharma Pvt. Ltd,
and the said Lease-Deed shall be read and
contracted as if for words M/s Mangalam Drugs
& Organics Ltd, were substituted M/s Advant
Pharma Pvt. Ltd, .
3. M/s Mangalam Drugs & Organics Ltd, shall pay
to the Corporation the outstanding capital
value of S.C. N.A.A. & L. R. etc, with interest
at the rate of 18%. The payment will be made
by yearly instalments 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 As per book of Account and subsequent
instalment will be paid at the on demand.

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 Manglam Drugs & Organics Ltd, have set
their respective hands and seal here to the day
and theyear rist herein above written.

SIGNED, SEALED AND DELIVERED :

By Shri M. D. ASARI,
GUJARAT INDUSTRIAL DEVELOPMENT
CORPORATION.

In the presence of

DEPUTY MANAGER
G. I. D. C. V.

- 1) B. M. Vadnicul *Bv*
- 2) K. P. Patel *KP*

SIGNED, SEALED AND DELIVERED :

By the Second party :

FOR MANGLAM DRUGS & ORGANICS LTD

M. K. Talwar

In the presence of

WITNESSES

- 1) K. P. Patel *KP*
- 2) B. M. Vadnicul *Bv*

*Chowhan
Mohammed
Jagan*



one part

Shri M. D. Asari Deputy manager
GTDC Vashi Tal-farda Dist. Andhra
Pradesh. Residing at GTDC Vashi
Tal-farda Dist. Andhra.

Other part

M/s Mangalam & Sons E. Chinnivada.
Chennai Through its former manager
Shri - Mohammed Iqbal Chohan
A/c - 117 - Business. Residing at
Vashi Mumbai. Dadalnagar Vashi
Tal-farda Dist. Andhra

EXECUTING PARTY
KNOWS EXECUTION

1st part



Shri Amit S. Kothari
Business. Residing at
GTDC Vashi Tal-farda
Dist. Andhra

And Known to the Sub Registrar
State that they reasonably
Known the above executory and
Identify them

[Signature]

(Amit S. Kothari)

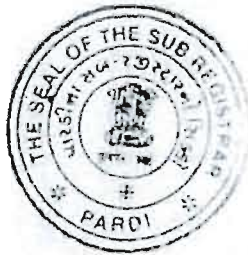
Dated 6-10-1998

B. R. Chinnivada
Sub-Registrar, Parli 6/10
98

Duplicate of 2080
Document Registered
at S. No. ~~6-8079~~
On 6-10-1998
E. R. Comit 6¹⁰/₉₈
Sub-Registrar, Pardi.
Sub-Registrar

Registered No. 2080
of Book No. 1
Date... 6-10-1998

E. R. Comit 6¹⁰/₉₈
Sub-Registrar, Pardi.



MANGALAM Ltd-I
Date: 23/09/2000

BY: R.P.A.D.



TEL : 30452

GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION
(A Govt. of Gujarat Undertaking)

Office of the Regional Manager -
G.I.D.C. Administrative Office Building,
Plot No. C-5/101, 1st Floor, G.I.D.C.,
VAPI - 396 195, Dist Valsad.

No. GIDC/RM/VPI/PLOT/AMAL/ 8210

Date: 21 SEP.

// O R D E R //

Sub : Amalgamation of plot No. 187, 187/A & 187/B,
M/s Manglam Drugs & Organics Ltd, Vapi Indu
Area.

Read : No. O&M/CIR/ALT/POL/1/31/44/1/94, dtd. 3/6/9

The Corporation has allotted Plot No. 187, adm. 8732
to M/s Advant Pharma P. Ltd, on 13/12/93, and lease deed ex
on 29/1/75. Thereafter lessee has sub-divided plot in 3 Nos
transferred in the following their sister concerned :-

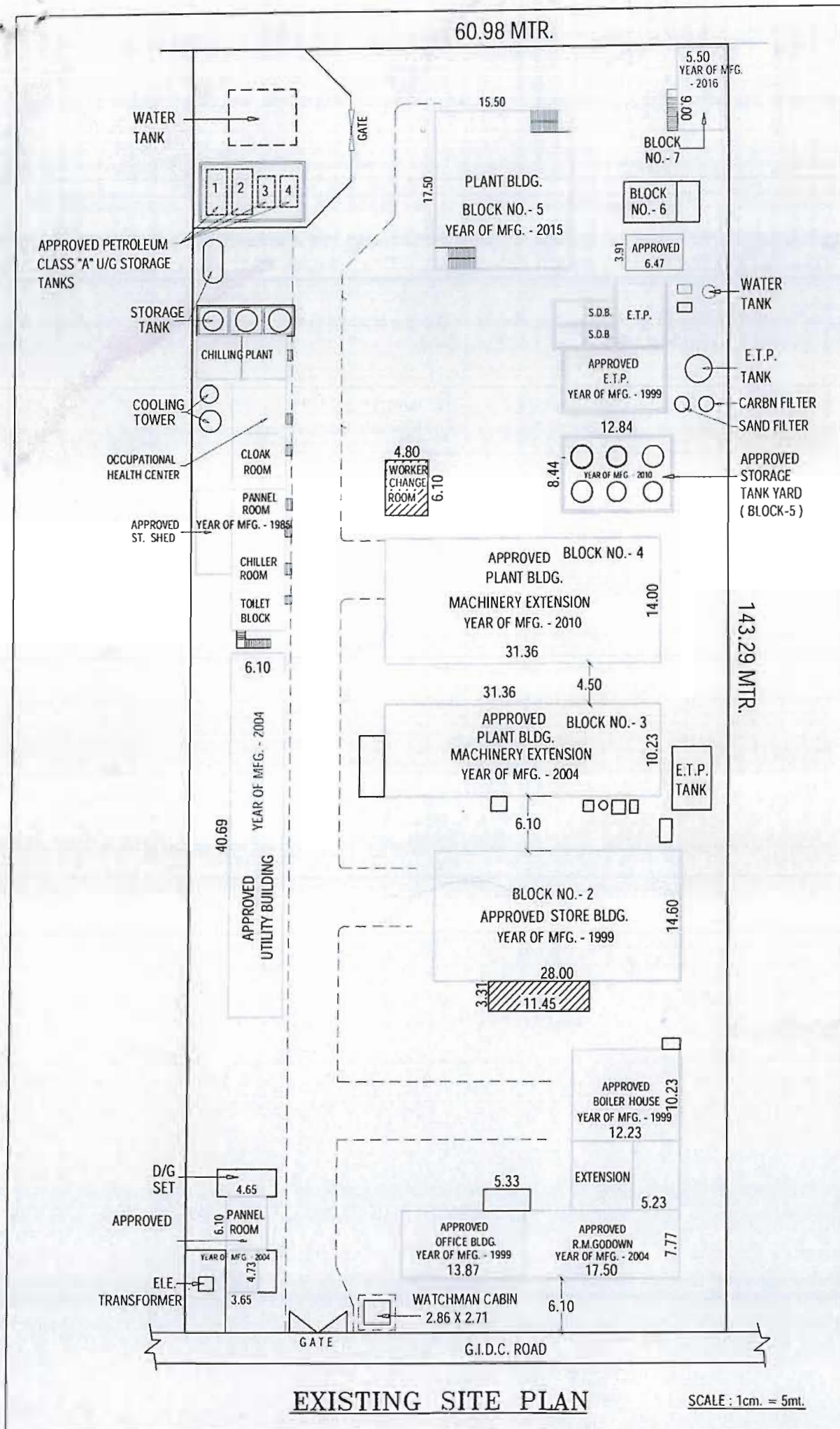
- 1) Shri Mangal Pharma P. Ltd, Plot No. 187/A, 2168 sq.mtrs
- 2) M/s Mangalam Rasayan P.Ltd, " 187/B, 1752 sq.mtrs
and third party 187 adm. 4812 Sq.mtrs. retained with M/s Ad
pharma P.Ltd, vide order No. GIDC/DY.M/VPI/TFR/PLT/2090, dt.

Thereafter all three piece of land of above plot has b
transferred in name of M/s Manglam Drugs & Organics Ltd, vi
dtd. 14/10/98.

Now party has requested for amalgamation of both these pa
Corporation has considered the request of the party for ama
of Both these plot No. 187, 187/A & 187/B, for which merger
in a one single compact block in plot No. 187 with effect
issue of this order.

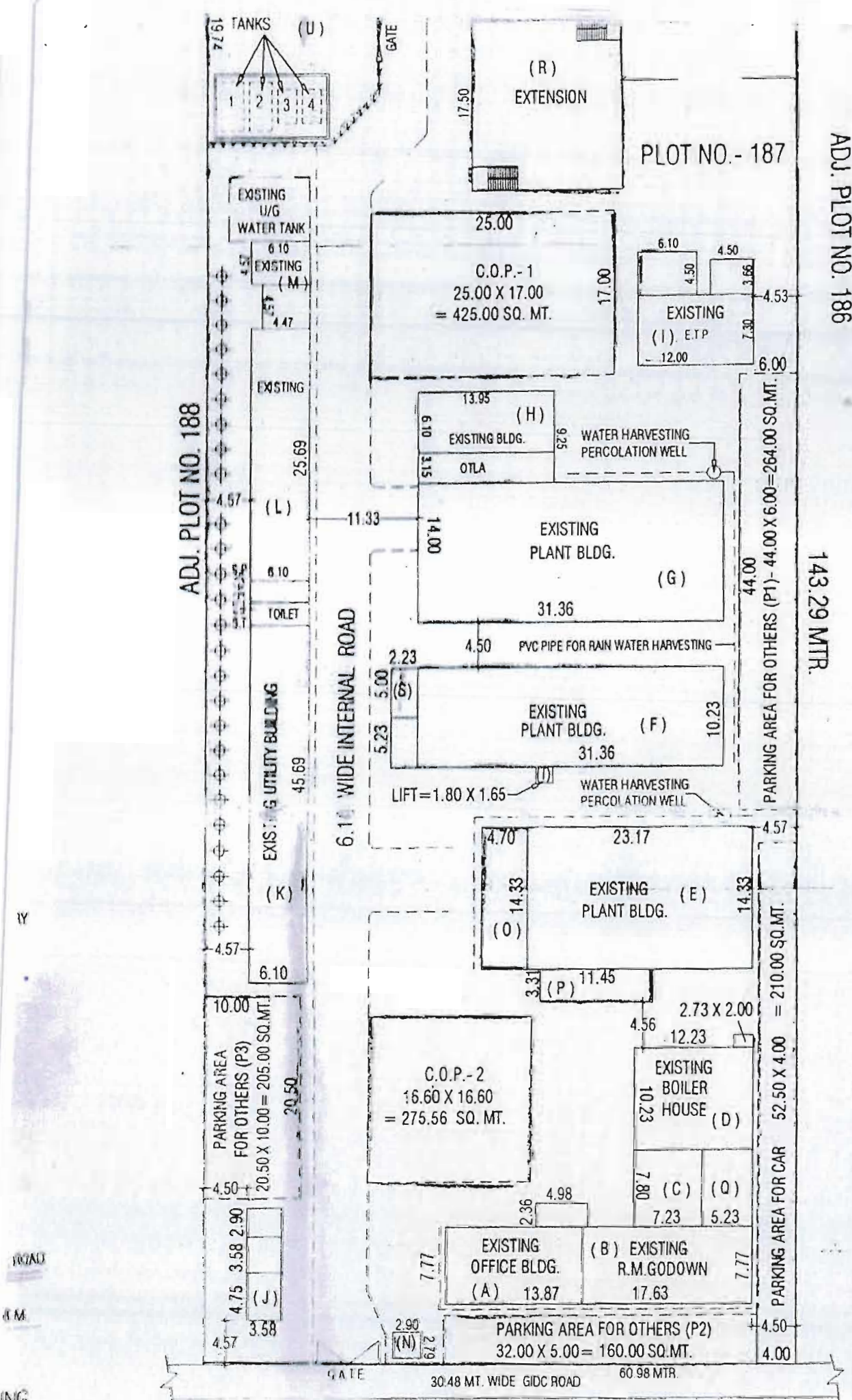
To,
M/s Mangalam Drugs & Organics Ltd,
Plot No. 187,
GIDC, Vapi - 396 195.
Dist - Valsad.

REGIONAL MANAGE
GIDC, VAPI.



EXISTING SITE PLAN

SCALE : 1cm. = 5mt.

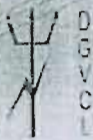


SITE PLAN

SCALE : 1cm. = 5mt.

Dakshin Gujarat Vij Company Ltd

Reg. Off: Nani Varachha Road, Nr. Kapodra Char Hasti, Sura-362004
CIN: U43102GJ20000900042908



MANGALAM DRUGS AND ORGANICS LTD.
PLOT NO 1203 3RD PHASE G.I.D.C. ESTATE,
VAP:1

BY BILL FOR THE MONTH OF APR-2017

By APAD/Hand Delivery No.

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
37592	RTP-1	475	404	788	788	313	3058403	0.00
Supp Voltage	KWH	KVARH	KVARH	avg PF	PF	Actual Max DMD during day	PF Indicator	
11	23510	24535	5630	958	5			
Meter No.	Make	CTPT Make	CTPT Spec	CT Ratio	PT Ratio	Meter Constant	MC/MF/CD/TF	Meter Status
99812223	L&T							Normal
	KWH	KVARH	KVARH	AND	PEAK R	NIGHT HR	AND DAY	AM/ NIGHT
Current R	2886179	2898665	116796		94434	960586		
Previous R	2883477	2893758	115670		943240	959525		
Difference	4702	4907	1126		1108	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	8305	12-09-1995	
H. Recoverable SD	I. Seasonal Status	J. SD Exemption Upto	K. Details of Adjustments			

CALCULATION OF CHARGES

Demand Charges	DMD in KVA	Rate per KVA	Amount Rs	Electricity Duty	KWH	Consumption Charges	SD 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		244965					
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		96620.50	Adj (Credit)	0			
Fuel charge	23510	1.74	41377.60	Adj (Debit)				
PF Rebate	96620	-0.44%	-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
244965.00	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.	Net Payable	Reading Date	Bill Date	Due Date	Freeze Amount
0.00	-0.43	446112.60	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

Mag:

EXECUTIVE ENGINEER
APAD TOL OFF

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

http://dgvcl.eurja.co.in/SB40/htb3/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 Vij Company Ltd

Reg. Off. Nani Vanchha Road, Nr. Karpoo Char Rasta, Surat-395006
CIN: 1401020200390042809

BT BILL FOR THE MONTH OF APR-2017

By APAD/Hand Delivery No.

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

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. 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	959	8			
Meter No:	Make	CTPT Make	CTPT Size	CT Ratio	PT Ratio	Meter Constant	MC/MF/CD/TF	Meter Status
DGHT0121	L 4 T		#					Normal
	KWH	KVAH	KVAH	AMC	PEAK HR	NIGHT HR	AMC DAY	AMC NIGHT
Current R	1248210	1249949	15198		40829	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. SD Exemption Upto	K. Details of Adjustments			

CALCULATION OF CHARGES

Demand Charges	DMD in KVA	Rate per KVA	Amount Rs	Electricity Duty	KWH	Consumption Charges	SD Rate	Amount
1st 500 KVA	500	150	75000					
End 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	CEP		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	AMC 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	17-04-2017	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 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%
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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.

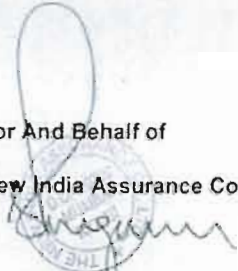
Authorized Signatory



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



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.

Re: (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) You 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 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 times 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 ... and 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 25/08/99.

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.