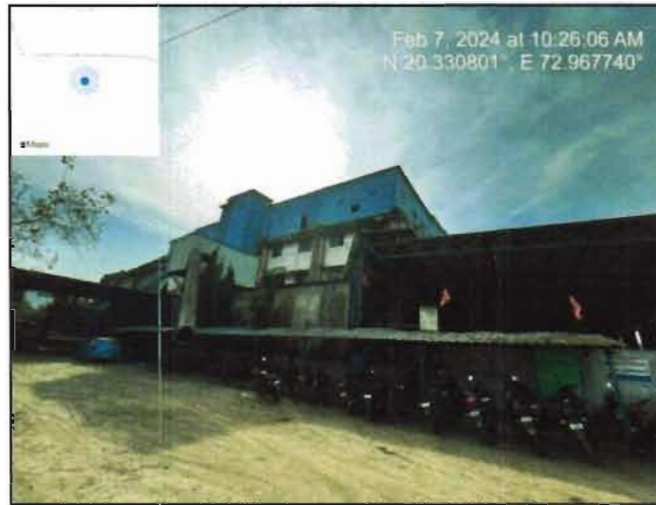


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Sarvottam Polymers Private Limited**
Name of Owner: **M/s. SRV Synthetics**

Industrial and Building at Survey No. 259/12, Parshwanath Industrial Estate, Village - Dadra, Silvassa,
Union Territory of Dadra And Nagar Haveli And Daman & Diu – 396 193

Latitude Longitude: 20°19'49.3"N 72°58'05.7"E

Think.Innovate.Create

Valuation Done for:

Small Industries Development Bank of India

Andheri Branch

SIDBI, Samruddhi Venture Park, Upper Ground Floor, MIDC Road, MIDC Industrial Area, Marol, Andheri (East)
Mumbai -- 400 093, State - Rajasthan, Country - India



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Vastu/SIDBI/Mumbai/02/2024/006666/2304943

13/6-165-JABS

Date: 13.02.2024

VALUATION OPINION REPORT

The property bearing Industrial and Building at Survey No. 259/12, Parshwanath Industrial Estate, Village - Dadra, Silvassa, Union Territory of Dadra And Nagar Haveli And Daman & Diu – 396 193, belongs to **M/s. SRV Synthetics**. Name of Proposed Purchaser is **Sarvottam Polymers Private Limited**.

Boundaries of the property

North : Internal Road
South : Open Land / Internal Road
East : Open Land / Internal Road
West : Other Factories

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 for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Structure	14,75,31,516/-	13,27,78,364/-	11,80,25,213/-	11,88,03,820/-

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

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.02.13 12:24:51 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Immovable Property

1. Introduction					
a)	<p>Name of the Property Owner / Lessor (with address & phone nos.)</p> <p>Name of Owner: M/s. SRV Synthetics</p> <p>Name of Proposed Purchase: Sarvottam Polymers Private Limited</p> <p>Industrial and Building at Survey No. 259/12, Parshwanath Industrial Estate, Village - Dadra, Silvassa, Union Territory of Dadra And Nagar Haveli And Daman & Diu – 396 193.</p> <p>Contact Person: Mr. Nitesh Yende (Manager of Property Purchaser) Contact No. +91 99586883401</p>				
b)	<p>Purpose of Valuation</p> <p>As per the request from Small Industries Development Bank of India, Andheri Branch to assess fair market value of the property for banking purpose.</p>				
c)	<p>Date of Inspection of Property</p> <p>07.02.2024</p>				
d)	<p>Date of Valuation Report</p> <p>13.02.2024</p>				
e)	<p>Name of the Developer of Property (in case of developer-built properties)</p> <p>N.A.</p>				
2. Physical Characteristics of the Property					
a)	<p>Location of the Property</p> <p>Industrial and Building at Survey No. 259/12, Parshwanath Industrial Estate, Village - Dadra, Silvassa, Union Territory of Dadra And Nagar Haveli And Daman & Diu – 396 193.</p>				
	<p>Brief description of the property</p> <p>Property: The immovable property is a freehold land and an industrial structure thereof. The property located in a developed area having basic infrastructure well connected by road and train. It is located at about 9.8 km. travelling distance from Vapi Railway Station.</p> <p>As per Sale Deed, the land area is 7,000.00 Sq. M., which is considered for valuation.</p> <p>Structure: The property consists of Industrial Structure is of Ground + 1st + Mezzanine uppers floors (Ground Floor = Part RCC + Part MS Shed, 1st Floor = RCC, Mezzanine Floor = MS Structure covered G. I. Sheet roofing). It is a RCC framed Structure with RCC columns, Beams, Slabs and RCC staircase is provided for access to the upper floors.</p> <p>The composition of Industrial Building as per actual site inspection are as under -</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>Lean to Shed from 4 sides, Office in Lean Shed in 1 + Toilet & All working in RCC Structure</td> </tr> </tbody> </table>	Floor	Composition	Ground	Lean to Shed from 4 sides, Office in Lean Shed in 1 + Toilet & All working in RCC Structure
Floor	Composition				
Ground	Lean to Shed from 4 sides, Office in Lean Shed in 1 + Toilet & All working in RCC Structure				

First	Half Production work is in progress & half is vacant										
Mezzanine	Used as Storage										
As per physical outer site measurement the structure area is as under -											
Floor	Built-up Area in Sq. Ft.										
Ground	36,837.00										
First (30 ft Height MS Shed)	13,638.00										
23 ft Height Shed - RCC	23,000.00										
MS Stair – MS Shed	282.00										
Mezzanine											
MS Stair – MS Shed	282.00										
Work Shed	16,240.00										
Lean to Shed	3,920.00										
MS Stair - Lean shed	1,158.00										
As per Approved Building Plan, the structure area is as under, which is considered for valuation -											
Floor	Built-up Area in Sq. M.										
Ground	3100.06										
First	3100.06										
Mezzanine	788.34										
Total	6,988.46										
Nearby landmark	Sun Pharma										
Postal Address of the Property	Industrial and Building at Survey No. 259/12, Parshwanath Industrial Estate, Village - Dadra, Silvassa, Union Territory of Dadra And Nagar Haveli And Daman & Diu – 396 193.										
Area of the plot/land (supported by a plan)	7,000.00 Sq. M. (Area as per Sale Deed)										
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	60 ft. wide Concrete Road										
Description of adjoining property	Located in Middle class locality										
Plot No. Survey No.	Survey No. 259/12										
Ward/Village/Taluka	Village - Dadra										
Sub-Registry/Block	Dadra & Nagar Haveli, Silvassa										
District	Dadra And Nagar Haveli And Daman & Diu										
Any other aspect	-										
b) Plinth Area, and saleable are to be mentioned separately and clarified	As per Approved Building Plan, the structure area is as under, which is considered for valuation -										
	<table border="1"> <tr> <td>Floor</td> <td>Built-up Area in Sq. M.</td> </tr> <tr> <td>Ground</td> <td>3100.06</td> </tr> <tr> <td>First</td> <td>3100.06</td> </tr> <tr> <td>Mezzanine</td> <td>788.34</td> </tr> <tr> <td>Total</td> <td>6,988.46</td> </tr> </table>	Floor	Built-up Area in Sq. M.	Ground	3100.06	First	3100.06	Mezzanine	788.34	Total	6,988.46
Floor	Built-up Area in Sq. M.										
Ground	3100.06										
First	3100.06										
Mezzanine	788.34										
Total	6,988.46										

Boundaries of the Plot		As per Sale Deed
North		Land of Survey No. 259/13
South		Land of Survey No. 259/3
East		Land of Survey No. 259/1
West		Land of Survey No. 259/10
Boundaries of the Plot		Actual Boundaries
Land of		Internal Road
South		Open Land / Internal Road
East		Open Land / Internal Road
West		Other Factories

3. Town Planning parameters

a)	Master Plan provisions related to property in terms of land use	Industrial
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI Permitted – As per local norms FSI Consumed – Information not available
	Ground coverage	Information not available
	Comment on whether OC-Occupancy Certificate has been issued or not	Information not available
	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.	Easily transferable as per local norms
	Planning area/zone	Industrial
	Developmental controls	As per Development Control Regulation
	Zoning regulations	As per Development Control Regulation
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Industrial Purpose
	Comment on demolition proceedings if any	Information not available
	Comment on compounding / regularization proceedings	As per local norms
	Any other Aspect	None

4. Document Details and Legal Aspects of Property

a)	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Sale Deed dated 18.02.2010 between Raj Rayon Limited, a Limited Company (the Vendor) AND M/s. SRV Synthetics, a partnership concern (the Purchaser) 2. Copy of Approved Building Plan No. TRS / CP / SR No. 259/12 / 2001 dated 07.09.2021 issued by Assistance Town Planner, TCPD, Dadra & Nagar Haveli, Silvassa.	

	<p>3. Copy of Electricity Bill, Meter No. SIL73391, Bill No. 200048456921 dated 10.11.2023 for Survey No. 259/12 in the name of M/s. SRV Synthetics.</p> <p>4. Copy of Licence to Work A Factory, Registration No. 2458, Licence No. 2458 in the name of M/s. SRV Synthetics issued by Chief Inspector of Factories & Boilers, Administration of Dadra & Nagar Haveli, Silvassa.</p> <p>5. Copy of GST Registration Certificate of SRV Synthetics, Registration No. 26ABRFS0959C3ZV</p> <p>6. Copy of T & CP Approval for Factory type Building, No. TPS / CP / Srv. No. / Pt. No. 259/12 / 2001 / 993 dated 07.09.2001 in respect of M/s. Raj Rayon Limited issued by Town and Country Planning Department Silvassa.</p> <p>7. Copy of NOC No. SFO / DNH / NOC / CP / 2001 / 715 dated 27.08.2001 for Construction factory building in respect of M/s. Raj Rayon Ltd. issued by Fire Force Station, Dadra and Nagar Haveli, Silvassa</p>				
	<table border="1"> <tr> <td>TIR of the Property</td> <td>Copy of TIR not provided</td> </tr> </table>	TIR of the Property	Copy of TIR not provided		
TIR of the Property	Copy of TIR not provided				
b)	<table border="1"> <tr> <td>Name of the Owner/s</td> <td> <u>Name of Owner:</u> M/s. SRV Synthetics </td> </tr> <tr> <td></td> <td> <u>Name of Proposed Purchase:</u> Sarvottam Polymers Private Limited </td> </tr> </table>	Name of the Owner/s	<u>Name of Owner:</u> M/s. SRV Synthetics		<u>Name of Proposed Purchase:</u> Sarvottam Polymers Private Limited
Name of the Owner/s	<u>Name of Owner:</u> M/s. SRV Synthetics				
	<u>Name of Proposed Purchase:</u> Sarvottam Polymers Private Limited				
c)	<table border="1"> <tr> <td>Ordinary status of freehold or leasehold including restrictions on transfer</td> <td>Freehold</td> </tr> </table>	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold		
Ordinary status of freehold or leasehold including restrictions on transfer	Freehold				
d)	<table border="1"> <tr> <td>Agreement of easement if any</td> <td>Not Apparent from the documents provided</td> </tr> </table>	Agreement of easement if any	Not Apparent from the documents provided		
Agreement of easement if any	Not Apparent from the documents provided				
e)	<table border="1"> <tr> <td>Notification of acquisition if any</td> <td>Not Apparent from the documents provided</td> </tr> </table>	Notification of acquisition if any	Not Apparent from the documents provided		
Notification of acquisition if any	Not Apparent from the documents provided				
f)	<table border="1"> <tr> <td>Notification of road widening if any</td> <td>Not Apparent from the documents provided</td> </tr> </table>	Notification of road widening if any	Not Apparent from the documents provided		
Notification of road widening if any	Not Apparent from the documents provided				
g)	<table border="1"> <tr> <td>Heritage restriction, if any</td> <td>No</td> </tr> </table>	Heritage restriction, if any	No		
Heritage restriction, if any	No				
h)	<table border="1"> <tr> <td>Comment on transferability of the property ownership</td> <td>Easily transferable</td> </tr> </table>	Comment on transferability of the property ownership	Easily transferable		
Comment on transferability of the property ownership	Easily transferable				
i)	<table border="1"> <tr> <td>Comment on existing mortgages/charges/encumbrances on the property, if any</td> <td>Details not available. The bank is requested to independently verify the same.</td> </tr> </table>	Comment on existing mortgages/charges/encumbrances on the property, if any	Details not available. The bank is requested to independently verify the same.		
Comment on existing mortgages/charges/encumbrances on the property, if any	Details not available. The bank is requested to independently verify the same.				
j)	<table border="1"> <tr> <td>Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be</td> <td>Details not available. The bank is requested to independently verify the same</td> </tr> </table>	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available. The bank is requested to independently verify the same		
Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available. The bank is requested to independently verify the same				
k)	<table border="1"> <tr> <td>Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan</td> <td>Copy of Approved Building Plan No. TRS / CP / SR No. 259/12 / 2001 dated 07.09.2001 issued by Assistance Town Planner, TCPD, Dadra & Nagar Haveli, Silvassa.</td> </tr> </table>	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Building Plan No. TRS / CP / SR No. 259/12 / 2001 dated 07.09.2001 issued by Assistance Town Planner, TCPD, Dadra & Nagar Haveli, Silvassa.		
Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Building Plan No. TRS / CP / SR No. 259/12 / 2001 dated 07.09.2001 issued by Assistance Town Planner, TCPD, Dadra & Nagar Haveli, Silvassa.				
l)	<table border="1"> <tr> <td>Whether Property is Agricultural Land if yes, any conversion is contemplated</td> <td>N.A., Industrial Land</td> </tr> </table>	Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A., Industrial Land		
Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A., Industrial Land				
m)	<table border="1"> <tr> <td>Whether the property is SARFAESI compliant</td> <td>Yes</td> </tr> </table>	Whether the property is SARFAESI compliant	Yes		
Whether the property is SARFAESI compliant	Yes				
n)	<table border="1"> <tr> <td>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 D spute or Dues if any in payment of bills/taxes to be reported.</td> <td>Provided documents are enclosed with the valuation report.</td> </tr> </table>	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 D spute or Dues if any in payment of bills/taxes to be reported.	Provided documents are enclosed with the valuation report.		
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 D spute or Dues if any in payment of bills/taxes to be reported.	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.	Information not available
p)	Qualification in TIR/mitigation suggested if any.	<u>Copy of TIR Report is not provided and not verified.</u>
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	N.A.
	If property is occupied by tenant	Seller Occupied in the name of M/s. SRV Synthetics
	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	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Self - Maintained
	Security charges	Self - Maintained
	Any other aspect	No
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	Spacious as per requirements
	Storage Spaces	Provided as per requirements
	Utility spaces provided within the building	Provided as per requirements
	Car Parking facility	Open Car Parking
	Balconies, etc.	Not Provided
b)	Any other aspect	No
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of	
	Water supply	Municipal Water supply
	Sewerage/sanitation System	Underground Sewerage connected to municipal sewer line

	Underground or Open	
	Storm water drainage	Available
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Available
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like auto, private vehicles Etc.
	Availability of other public utilities nearby	Available nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	Available nearby

9. Marketability of the Property

a)	Marketability of the property in terms of	
	Locational attributes	Developed area
	Scarcity	Normal
	Demand and supply of the kind of subject property	Good
	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	RCC Framed Structure
b)	Material & technology used	Normal
c)	Specifications,	Normal
d)	Maintenance issues	No
e)	Age of the building	15 Years (Approx. as per site information)
f)	Total life of the building	50 Years
g)	Extent of deterioration	35 Years Subject to proper, preventive periodic Maintenance & structural repairs
h)	Structural safety	Information not available
i)	Protection against natural disaster viz. earthquakes,	Information not available
j)	Visible damage in the building	Not found
k)	System of air-conditioning	Not found
l)	Provision of firefighting	Not found
m)	Copies of the plan and elevation of the building to be included	Copy of Approved Building Plan No. TRS / CP / SR No. 259/12 / 2001 dated 07.09.2001 issued by Assistance Town Planner, TCPD, Dadra & Nagar Haveli, Silvassa.

11. Environmental Factors

a)	Use of environment friendly building materials, Green Building techniques if any	Information not available
b)	Provision of rain water harvesting	Information not available

Mezzanine	788.34	20,000/-	14,600/-	1,57,66,800/-	1,15,09,764/-
Total				13,97,69,200/-	10,20,31,516/-
Summary of Valuation					
Total Value of the Property (A + B)	₹ 14,75,31,516/-				
Realizable Value	₹ 13,27,78,364/-				
Forced/ Distress Sale value.	₹ 11,80,25,213/-				
Insurable value of the property 13,97,69,200/-) – Subsoil structure cost (15%)	₹ 11,88,03,820/-				
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.	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.			
	Details of last two transactions in the locality/area to be provided, if available.	Price indicators attached for reference.			
	General Remark				
	<ol style="list-style-type: none"> <u>For the purpose of valuation, we have considered the land area as per Sale Deed.</u> <u>For the purpose of valuation, we have considered the constructed area as per Approved Building Plan.</u> 				
14. Declaration					

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

Think.Innovate.Create

An ISO 9001:2015 Certified Company

www.vastukala.org



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 07.02.2024
- 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.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.02.13 12:25:11 +05'30'


Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SIDBI Empanelment No.: 2018 Jan 19 / L00186516

Address:

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang

Chandivali Farm Road

Powai, Andheri (East)

Mumbai – 400 072

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

Date: 13.02.2024

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id – mumbai@vastukala.org



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

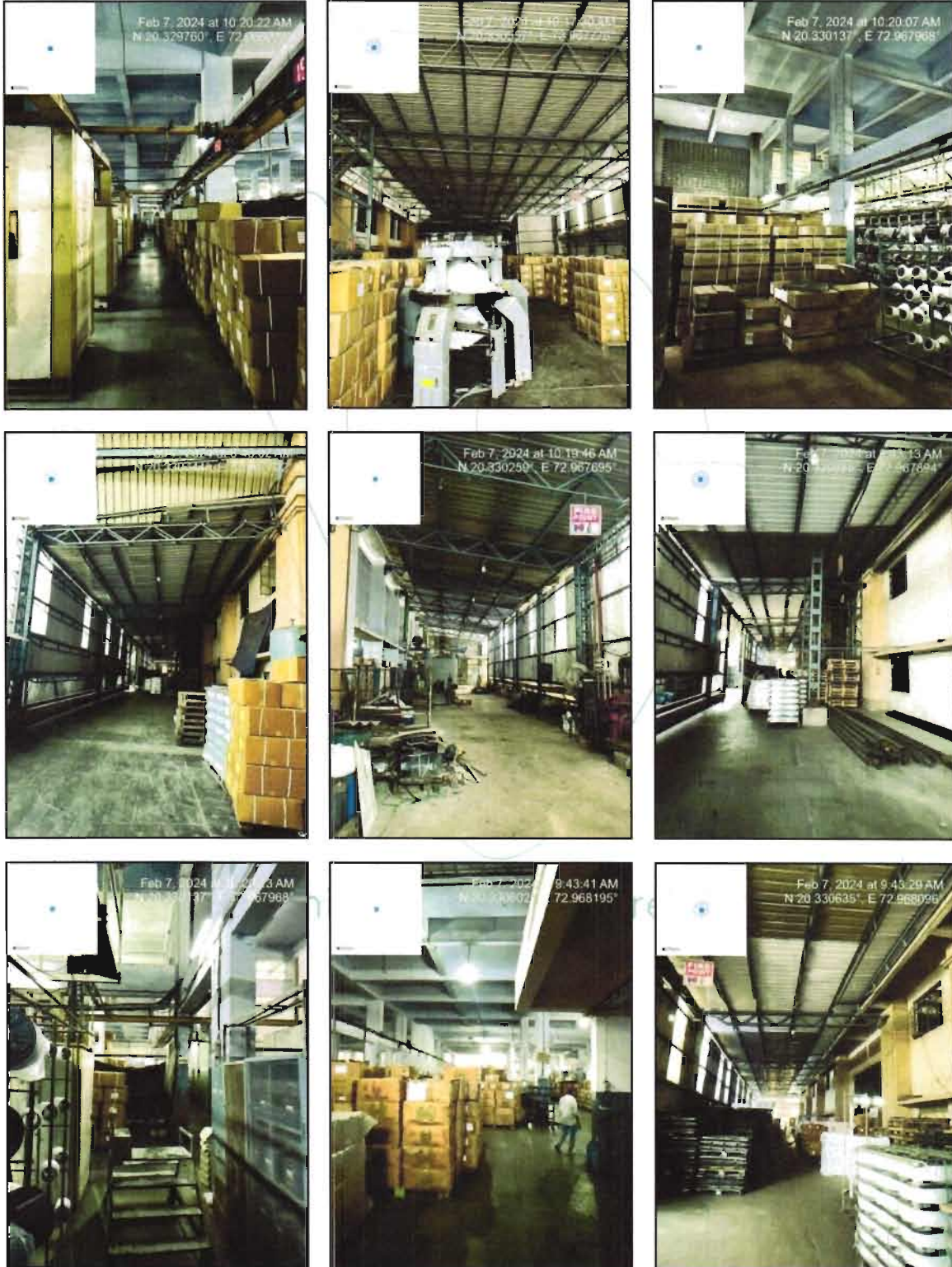
www.vastukala.org



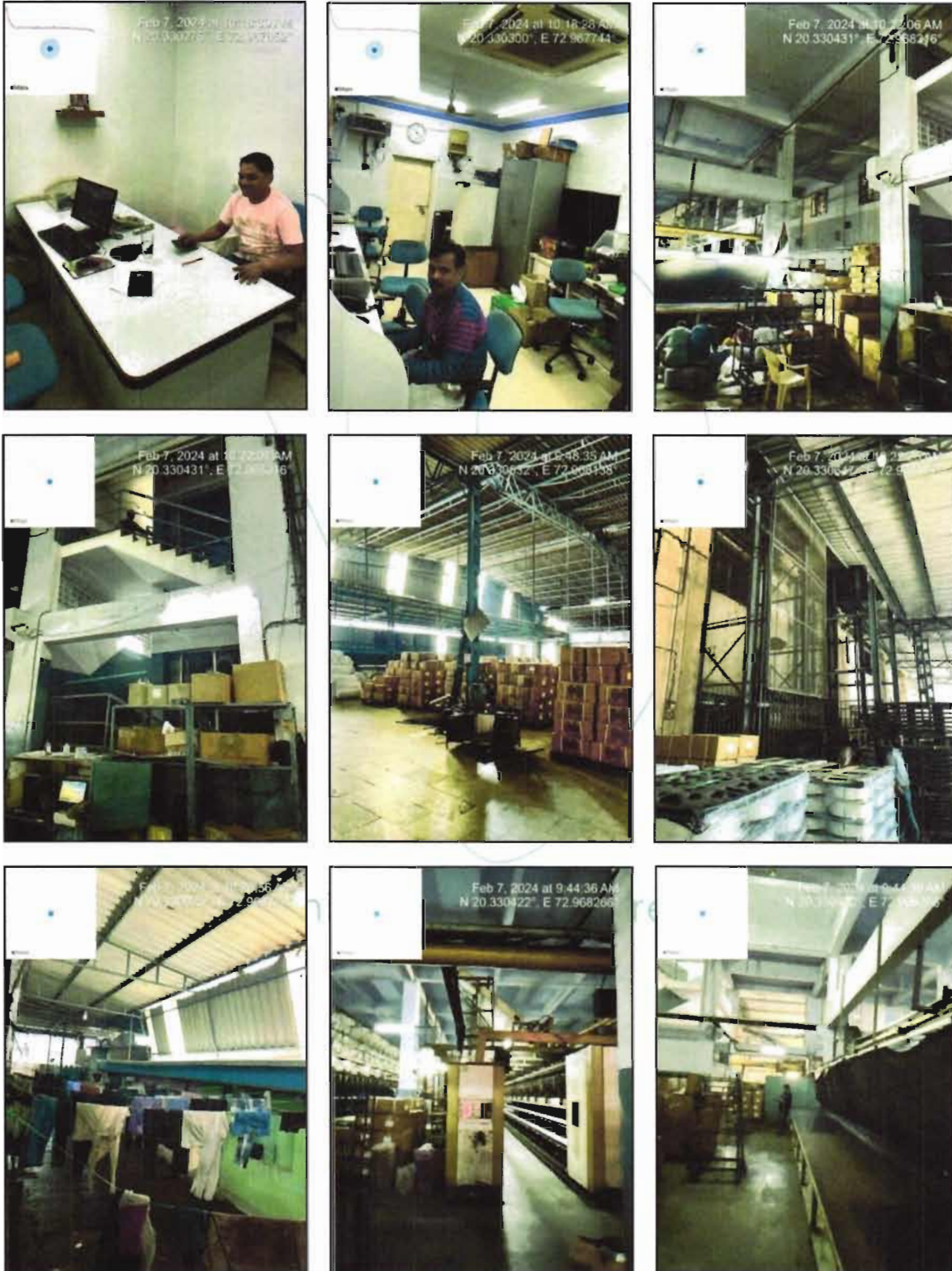
15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Copy of Approved Building Plan No. TRS / CP / SR No. 259/12 / 2001 dated 07.09.2021 issued by Assistance Town Planner, TCPD, Dadra & Nagar Haveli, Silvassa.
c)	Floor Plan	Copy of Approved Building Plan No. TRS / CP / SR No. 259/12 / 2001 dated 07.09.2021 issued by Assistance Town Planner, TCPD, Dadra & Nagar Haveli, Silvassa.
d)	Site Photograph of the property	Attached with the report
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not provided
f)	Google Map location of the property	Attached with the report
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

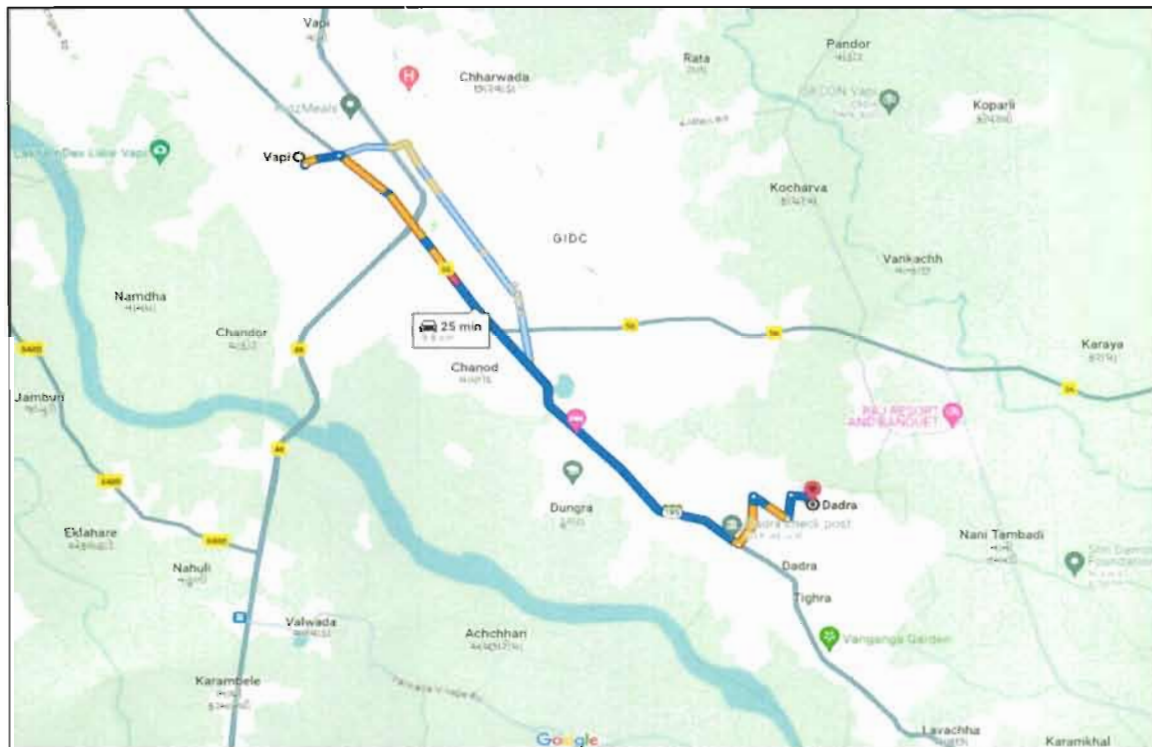


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°19'49.3"N 72°58'05.7"E

Note: The Blue line shows the route to site from nearest railway station (Vapi – 9.8 km.)

Ready Reckoner Rate

**Dadra and Nagar Haveli (U.T)
(Revenue Department)
Silvassa**

No. Adm/RD/RTS/Rate/2015/3145

Date: 09/10/2015
Silvassa

Read: 1) Approval of Hon'ble Administrator Vide Diary No. 7200 Dt. 09/ 10 /2015, in File No. Adm/RD/RTS/Rate/2007 at N/ 60 dated: 09 / 10 /2015

ORDER

With a view to bring in transparency in the transaction of land and to safeguard the Government Revenue in the form of Stamp Duty, the U.T. Administration of Dadra and Nagar Haveli hereby revises Circle Rate (Minimum rate at which transaction is permissible by the Administration) of Agricultural land and Non Agricultural land, patelad and village wise as indicated below:

Sr. No.	Village	Existing Rate (Agricultural) per sq.mt	Existing Rate (N. A.) per sq.mt	Revised Rate (Agricultural) per sq.mt	Revised Rate (N. A.) per sq.mt
Amboli Patelad					
1	Amboli	260	520	420	840
2	Bindrabin	175	350	290	570
3	Dolara	210	420	340	680
4	Kala	450	750	730	1210
5	Karchgam	300	600	490	970
6	Khadoli	335	670	540	1080
7	Kherdi	350	700	570	1130
8	Parzai	150	540	250	870
9	Tinoda	300	800	490	1290
10	Velugam	250	500	410	810
Dadra Patelad					
11	Dadra	600	1200	970	1940
12	Demni	600	1200	970	1940
13	Tighra	600	1200	970	1940
Dapada Patelad					
14	Apti	150	300	250	490
15	Chikhli	150	300	250	490
16	Chinchpada	300	600	490	970
17	Dapada	300	600	490	970
18	Pati	400	800	650	1290
19	Surangi	400	800	650	1290
20	Vasona	600	1250	970	2100
Dudhani Patelad					
21	Ambabari	80	160	130	260
22	Bildhari	80	160	130	260
23	Dudhani	350	700	570	1130
24	Ghodbari	80	160	130	260
25	Gunsa	80	160	130	260
26	Jamalpada	80	160	130	260
27	Karchond	80	160	130	260
28	Kauncha	350	700	570	1130
29	Kherarbari	80	160	130	260
30	Kothar	80	160	130	260
31	Medha	80	160	130	260
32	Vaghchauda	300	600	490	970
Khanvel Patelad					
33	Chauda	450	900	730	1450
34	Goratpada	200	400	330	650
35	Khanvel	450	1000	730	1620
36	Khutali	450	1000	730	1620
37	Rudana	400	1000	650	1620
38	Shelti	400	1000	650	1620
39	Talavali	400	1000	650	1620



Think Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



41	Falandi	400	1000	650	1620
42	Galonda	400	1000	650	1620
43	Kilvani	400	1000	650	1620
44	Sili	400	1000	650	1620
45	Umarkul	400	1000	650	1620
Mandoni Patelad					
46	Bedpa	65	130	110	210
47	Besda	65	130	110	210
48	Chisda	65	130	110	210
49	Khedpa	65	130	110	210
50	Mandoni	65	130	110	210
51	Sindoni	65	130	110	210
52	Vansda	65	130	110	210
Naroli Patelad					
53	Athal	750	1500	1210	2420
54	Dhapsa	750	1500	1210	2420
55	Kanadi	750	1500	1210	2420
56	Khardpada	750	1500	1210	2420
57	Luhari	650	1300	1050	2100
58	Naroli	800	1600	1290	2580
Randha Patelad					
59	Mota Randha	160	320	260	520
60	Nana Randha	160	320	260	520
61	Morkhal	300	600	490	970
62	Bonta	160	320	260	520
Silvassa-I Patelad					
63	Amli	1500	3000	2420	4840
64	Athola	1500	3000	2420	4840
65	Silvassa-I Patelad	1500	3000	2420	4840
66	Vaghchhipa	500	1000	810	1620
Silvassa-II Patelad					
67	Kudacha	600	1200	970	1940
68	Masat	1000	2000	1620	3230
69	Rakholi	1000	2000	1620	3230
70	Samarvarni	1500	3000	2420	4840
71	Sayli	1800	3000	2900	4840
72	Karad	500	1000	810	1620

These rates will come into force from the date of issue of this orders

By order and in the name of the
Administrator, Daman & Diu and
Dadra & Nagar Haveli

(Nitin Jindal)
Dy. Secretary (Revenue)

Copy fd.w.cs to the

1. PS to Hon'ble Administrator, Dadra & Nagar Haveli, Silvassa
2. PS to Hon'ble Development Commissioner, Dadra & Nagar Haveli, Silvassa
3. The Collector, Dadra & Nagar Haveli, Silvassa
4. PA to Finance Secretary, Dadra & Nagar Haveli, Silvassa
5. The Chief Executive Officer, District Panchayat, Dadra & Nagar Haveli, Silvassa
6. The Chief Officer, Silvassa Municipal Council, Silvassa
7. All Sarpanch/ Panchayat Secretary, Village Panchayat of Dadra & Nagar Haveli
8. All Patel Talaties of Dadra & Nagar Haveli
9. All Head of Offices, Dadra & Nagar Haveli
10. The Field Publicity Officer, Dadra & Nagar Haveli, Silvassa with a request to publish it in on Gujarati

Price Indicators

PRINCE REAL ESTATE

Home About Us Our Services Find Property Projects

Search Properties About Landmarks Locations Property Types etc. Search Filter

26000 Sq.mtr Industrial N.A Land For Sale Near Silvassa

Share

📍 Sayli Road Sayli Silvassa - 396230, Sayli Road, Silvassa.

Property ID: RE1117243

18.20 Cr. @ Rs 7000 per Sq. Meter

Transaction Type: Resale Property | Plot / Land Area: 26000 Sq Meter | Property Type: Industrial Land / Plot

Send an enquiry for this property?
Contact Person: Mr. Anil Virani
8866687123

Name: _____
Email: _____
+91 Mobile No: _____

SEND ENQUIRY

JAY MATAJI REAL ESTATE

HOME ABOUT US FIND PROPERTY OUR SERVICES MORE SEND EMAIL SEND SMS

Search Properties About Landmarks Locations Property Types etc. Search Filter

55 Guntha Industrial Land / Plot For Sale In Dadra & Nagar Haveli

Share

📍 Sili village, Silvassa Bhulad Road.

Property ID: RE11182599

2.48 Cr. @ Rs 450000 per Guntha

Society: Sili village

Transaction Type: New Property | Plot / Land Area: 55 Guntha | Property Type: Industrial Land / Plot

Send an enquiry for this property?
Contact Person: Nandan Patel
8469973818

Name: _____
Email: _____
+91 Mobile No: _____

SEND ENQUIRY

Property Description

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Value of the property under reference as on **12th February 2014**.

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.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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, 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 for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Structure	14,75,31,516/-	13,27,78,364/-	11,80,25,213/-	11,88,03,820/-

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.02.13 12:25:27 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Think.Innovate.Create

Vikalp Opted No

Charting status Chart Prepared

Booked from IRCTC Rail Connect(iOS)

Booked from IRCTC Rail Connect(iOS)

Travel Insurance

Insurance Opted Yes

Travel Insurance Premium 0.35

Insurance Company Liberty General Insurance

[Click here to fill the nominee details](#)

Payment Details

Booked On 06 Feb 2024 | 12:22

Payment Mode Credit & Debit cards / UPI (Powered by IRCTC iPay)

Base Fare ₹ 425

Convenience Fee ₹ 17.70

Total Amount Paid ₹ 443.05

Transaction ID: 100004773237397

We have sent the booking details
to nik*****row@gmail.com & 91-981****709



SAYAJINAGRI EXP (20908) PNR: **8114113407**

11:25 — 2h 25m — **13:50**
VAPI DADAR
Wed, 07 Feb Wed, 07 Feb

1 Adults, 0 Child | SL | TATKAL | VAPI
Wed, 07 Feb 2024

[Book Return Journey](#)

[Cancellation & Refund Rules](#)

Passenger Information

1 **NIKHIL BHIKAJI S**

31 yrs M | LB

Booking Status

CNF/S7/17/LB

Current Status

*CNF/S7/17/LB

* - Tap on 'Current Status' from Menu to fetch latest status.

You can now book

Hotel

Retiring Room

Bus

Order Food -
e-Catering

Order Food -
Pantry Car

[More Details](#)

Electronic Reservation Slip (ERS)-Normal User



Booked from

DADAR (DDR)

Start Date* 07-Feb-2024

Boarding At

DADAR (DDR)

Departure* 05:52 07-Feb-2024

To

VAPI (VAPI)

Arrival* 08:24 07-Feb-2024

PNR

8903652239

Train No./Name

22953/GUJRAT SF EXP

Class

SECOND SITTING (2S)

Quota

TATKAL (TQ)

Distance

164 KM

Booking Date

06-Feb-2024 12:12:09 HRS

Passenger Details

#	Name	Age	Gender	Booking Status	Current Status
1.	NIKHIL BHIKAJI S	31	M	CNF/D7/67/WINDOW SIDE	CNF/D7/67/WINDOW SIDE

Acronyms:

RLWL: REMOTE LOCATION WAITLIST

PQWL: POOLED QUOTA WAITLIST

RSWL: ROAD-SIDE WAITLIST

Transaction ID: 100004773237244

IR recovers only 57% of cost of travel on an average.

Payment Details

Ticket Fare	₹ 110.00
IRCTC Convenience Fee (Incl. of GST)	₹ 17.70
Travel Insurance Premium (Incl. of GST)	₹ 0.35
Total Fare (all inclusive)	₹ 128.05

PG Charges as applicable (Additional)



- Beware of fraudulent customer care number. For any assistance, use only the IRCTC e-ticketing Customer care number:14646.

IRCTC Convenience Fee is charged per e-ticket irrespective of number of passengers on the ticket.

* The printed Departure and Arrival Times are liable to change. Please Check correct departure, arrival from Railway Station Enquiry or Dial 139 or SMS RAIL to 139.

- This ticket is booked on a personal User ID, its sale/purchase is an offence u/s 143 of the Railways Act,1989.
- Prescribed original ID proof is required while travelling along with SMS/ VRM/ ERS otherwise will be treated as without ticket and penalized as per Railway Rules.

अपने मेडिकल दस्तावेज़ डिजिटली स्टोर और शेयर करें कहीं भी, कभी भी

आयुष्मान भारत हेल्थ अकाउंट (ABHA) से

आज ही अपना ABHA बनाएं:

विजिट: abdm.gov.in

डाउनलोड करें: ABHA ऐप

14677

Indian Railways GST Details:

Invoice Number:	PS24890365223911	Address:	Indian Railways New Delhi
Supplier Information:			
SAC Code:	996421	GSTIN:	07AAAGM0289C1ZL
Recipient Information:			
GSTIN:	NA		

Name:	NA	Address:	
Taxable Value:	108		
CGST Rate:	2.5%	CGST Amount:	0.0
SGST/UGST Rate:	NA	SGST/UGST Amount:	NA
IGST Rate:	5.0%	IGST Amount:	0.0
Total Tax:	0.0		

Place of Supply: NA **State Name/Code of Supplier:** Delhi/DL

INSTRUCTIONS:

1. Prescribed Original ID proofs are:- Voter Identity Card / Passport / PAN Card / Driving License / Photo ID card issued by Central / State Govt. / Public Sector Undertakings of State / Central Government ,District Administrations , Municipal bodies and Panchayat Administrations which are having serial number / Student Identity Card with photograph issued by recognized School or College for their students / Nationalized Bank Passbook with photograph /Credit Cards issued by Banks with laminated photograph/Unique Identification Card "Aadhaar", m-Aadhaar, e-Aadhaar. /Passenger showing the Aadhaar/Driving Licence from the "Issued Document" section by logging into his/her DigLocker account considered as valid proof of identity. (Documents uploaded by the user i.e. the document in "Uploaded Document" section will not be considered as a valid proof of identity).
2. PNRs having fully waitlisted status will be dropped and automatic refund of the ticket amount after deducting the applicable CLERKAGE by Railway shall be credited to the account used for payment for booking of the ticket. Passengers having fully waitlisted e-ticket are not allowed to board the train. However, the names of PARTIALLY waitlisted/confirmed and RAC ticket passenger will appear in the chart.
3. Passengers travelling on a fully waitlisted e-ticket will be treated as Ticketless.
4. Obtain certificate from the TTE /Conductor in case of (a) PARTIALLY waitlisted e-ticket when LESS NO. OF PASSENGERS travel, (b)A.C FAILURE, (c) TRAVEL IN LOWER CLASS. This original certificate must be sent to GGM (IT), IRCTC, Internet Ticketing Centre, IRCA Building, State Entry Road, New Delhi-110055 after filing TDR online within prescribed time for claiming refund.
5. In case, on a party e-ticket or a family e-ticket issued for travel of more than one passenger, some passengers have confirmed reservation and others are on RAC or waiting list, full refund of fare, less clerkage, shall be admissible for confirmed passengers also subject to the condition that the ticket shall be cancelled online or online TDR shall be filed for all the passengers upto thirty minutes before the scheduled departure of the train.
6. In case train is late more than 3 hours, refund is admissible as per railway refund rules only when TDR is filed by the user before the actual departure of the train at boarding station and passenger has not travelled.
7. In case of train cancellation on its entire run, full refund is granted automatically by the system. However, if the train is cancelled partially on its run or diverted and not touching boarding/destination station, passengers are required to file online TDR within 72 hours of scheduled departure of the train from passengers boarding station.
8. Never purchase e-ticket from unauthorized agents or persons using their personal IDs for commercial purposes. Such tickets are liable to be cancelled and forfeited without any refund of money, under section (143) of the Indian Railway Act 1989. List of authorized agents are available on www.irctc.co.in in under 'Find NGet Agents' option.
9. For detail, Rules, Refund rules, Terms & Conditions of E-Ticketing services, Travel Insurance facility etc. Please visit www.irctc.co.in
10. While booking this ticket, you have agreed of having read the Health Protocol of Destination State of your travel. You are again advised to clearly read the Health Protocol advisory of destination state before start of your travel and follow them properly.
11. The FIR forms are available with on board ticket checking staff, train guard and train escorting RPF/GRP staff.
12. Variety of meals available in more than 1500 trains. For delivery of meal of your choice on your seat log on to www.ecatering.irctc.co.in or call 1323 Toll Free. For any suggestions/complaints related to Catering services, contact Toll Free No. 1800-111-321 (07.00 hrs to 22.00 hrs)
13. National Consumer Helpline (NCH) Toll Free Number: 1800-11-400 or 14404
14. You can book unreserved ticket from UTS APP or ATVMs (Automatic Ticket Vending Machines) located in Railway Stations.

Customer Care:

- For e-ticket booking , cancellation and refund assistance , please contact us at 14646 or mail us at care@irctc.co.in.
- For Railway Enquiry ,please contact us at 139 or SMS RAIL at 139.
- For e-catering , to book and get food delivered on your train berth , please contact us at 1323 (24*7 Hrs Toll Free) or log on to www.ecatering.irctc.co.in.



मोदी सरकार की गारंटी

मुफ्त अनाज पोषित समाज




अगर आप ऑनलाइन ठगी के शिकार हैं
If you are a victim of cybercrime



Helpline No. 1930
and register your complaint at
www.cybercrime.gov.in

DATE	PARTICULARS	AMT
06.02.2024	TRAIN TICKET(RETURN)	443.05
06.02.2024	TRAIN TICKET	128.05
06.02.2024	AUTO FARE	100
06.02.2024	FOOD	200
06.02.2024	LOCAL TICKET	60

TOTAL		931.1
-------	--	-------