

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Goldstab Organics Private Limited**

Industrial Land & Building located on Plot No. 2816 & 2817/2, Sarigam Industrial Estate, G.I.D.C., Off Bhilad Sarigam Fansa Road, Village Fansa, Taluka Umbergaon, District Valsad – 396155, State- Gujarat, Country- India

Longitude Latitude: 20°18'27.5"N 72°51'11.1"E

Valuation Done for:

State Bank of India

Industrial Finance Branch, Malad (West)

Industrial Finance Branch, Near Chincholi Phatak Signal, S. V. Road,
Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India



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1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building located on Plot No. 2816 & 2817/2, Sarigam Industrial Estate, G.I.D.C., Off Bhilad Sarigam Fansa Road, Village Fansa, Taluka Umbergaon, District Valsad – 396155, State- Gujarat, Country- India belongs to **M/s. Goldstab Organics Private Limited.**

Boundaries of the property.

North : G.I.D.C. Open Plot & Haribaba Factory
South : Factory & Road
East : Open Plot, Sandhya Organic & Road
West : Internal G.I.D.C. Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 52,69,40,163/-	₹ 47,42,46,147/-	₹ 42,15,52,130/-	₹ 16,48,46,013/-

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.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.19 12:24:26 +05'30'



Auth. Sign.



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
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

The Branch Manager,**State Bank of India****Industrial Finance Branch, Malad (West)**

Industrial Finance Branch, Near Chincholi Phatak Signal,

S. V. Road, Malad (West), Mumbai - 400 064, State - Maharashtra,

Country – India.

2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I General	
1.	Purpose for which the valuation is made : As per the request from State Bank of India, Industrial Finance Branch, Malad (West), to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection : 13.03.2024
	b) Date on which the valuation is made : 19.03.2024
3.	Copy of List of documents produced for perusal: <ol style="list-style-type: none"> 1. Lease Deed, Reg. NO. IN – GJ198885796484730 dated 28.06.2016 for Plot No. 2817/2 2. Deed of Rectification of Lease Deed dated 07.04.2018 in the name of M/s. Goldstab Organics Private Limited from M/s. Kalpataru Organics Pvt. Ltd. for Plot No. 2816 3. Office Order for Change of Constitution / Name & Transfer of Industrial Plot No. 2816 from from M/s. Kalpataru Organics Pvt. Ltd. to M/s. Goldstab Organics Private Limited, No. GIDC / RM / VPI / ALT / PLT / FTO / 3348 dated 26.09.2016 issued by Gujarat Industrial Development Corporation 4. Order of Amalgamation of Plot No. 2816, 2817/2 at Sarigam Industrial Estate, No. GIDC / RM / VAP / AM / FO / SAR3 / 24 dated 13.07.2022 issued by Gujarat Industrial Development Corporation 5. Approved Building Plan digitally signed by DS Gujarat Industrial Development Corporation 416 dated 19.12.2020, Location Vapi 6. Insurance Policy issued by The New India Assurance Co. Ltd., Policy No. 131300112306000000001, valid till 25.12.2024 7. Electricity Bill dated 16.02.2024, Consumer No. 38651 8. Water Supply Bill dated 12.03.2024, Connection No. 20180 9. Letter of Approval of plan for proposed construction on industrial plot no. 2816 at Sarigam Industrial Estate, No. GIDC / XEN / VPI / DB / PB / SRG / 734 / 2766 dated 13.02.2019 issued by G.I.D.C. 10. Approval Building plan showing Factory Building Revised & Extension Construction Permission on industrial plot no. 2816 at Sarigam Industrial Estate, No. GIDC / XEN / VPI / DB / PB / SRG / 734 / 2766 dated 13.02.2019 issued by G.I.D.C. 11. Letter of Approval of plan for proposed construction on industrial plot no. 2816 at Sarigam Industrial Estate, No. GIDC / XEN / VPI / DB / PB / 1412 dated 02.08.2013 issued by G.I.D.C. 12. Approval Building plan showing Factory Building Revised & Extension Construction Permission on industrial plot no. 2816 at Sarigam Industrial Estate, No. GIDC / XEN / VPI / DB / PB / 1412 dated 02.08.2013 issued by G.I.D.C. 13. Approved Building Plan No. DIR / IS & H / F – Plan / 216 dated 19.01.2022 issued by Director, Industrial Safety & Health Gujarat State, Ahmedabad 14. Approved Building Plan No. DIR / IS & H / F – Plan / 187 dated 25.01.2021 issued by Director, Industrial Safety & Health Gujarat State, Ahmedabad 15. Approved Building Plan No. DIR / IS & H / F – Plan / 1027 dated 25.06.2020 issued by Director, Industrial Safety & Health Gujarat State, Ahmedabad



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4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>M/s. Goldstab Organics Private Limited</p> <p>Address: Industrial Land & Building located on Plot No. 2816 & 2817/2, Sarigam Industrial Estate, G.I.D.C., Off Bhilad Sarigam Fansa Road, Village Fansa, Taluka Umbergaon, District Valsad – 396155, State- Gujarat, Country- India.</p> <p>Contact Person – Mr. Azaruddin Shekh (H.R. Manager) Contact No. +91 75748 88482 Mr. Vijay Patel (Account Manager) Contact No. +91 9323741929</p> <p>Pvt. Ltd. Company Ownership</p>
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5.	<p>Brief description of the property (Including Leasehold / freehold etc.):</p> <p>The property under consideration is Leasehold industrial land and building. It is well connected with road and train. The property is at 6.1 KM. from Bhilad Railway Station.</p>
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Plot:

As per the documents, the plots are leasehold plots from G.I.D.C. The leasehold details are as below-

Plot No.	Lease Period	Starting Date	Balance Lease Periods
2816	99 Years	17.02.1994	69 Years
2817/2	99 Years	25.10.2007	82 Years

As per Lease Deeds, the land area is as below –

Plot No.	Land area in Sq. M.
2816	25,227.00
2817/2	7,690.65
Total	32,917.65

As per documents / site inspection, Plot No. 2816 & 2817/2 are internally amalgamated and considered for the purpose of valuation.

Structure:

As per Approved Plan, the structures area on Plot No. 2816 is as under and which is considered for valuation.

Sr. No.	Structure	BUA Area in Sq. M.	Approx. Year of Construction
1	Watchman Cabin 1	15.69	2013
2	Watchman Cabin 2	15.69	2013
3	Admin Building		
	Ground Floor	255.85	2013
	First Floor	255.85	2013
	Second Floor	255.85	2013
4	CS / CZ Plant		
	Ground Floor	598.29	2014
	First Floor	598.29	2014
5	R & D Building		
	Ground Floor	440.28	2014
	First Floor	440.28	2014
6	Godown Building	2,509.42	2019
7	Main Plant	3,272.16	2013

8	Boiler House	42.97	2013
9	FG Warehouse		
	Ground Floor	1,567.10	2020
	First Floor (Part)*	649.76	2020
10	LMM & PD Plant Building		
	Ground Floor	450.00	2021
	First Floor	450.00	2021
	Second Floor	450.00	2021
	Third Floor	450.00	2021
11	LT Panel Room	51.00	2021
12	DG Shed	18.00	2021
13	Transformer Shed	21.00	2021
14	Solvent Tank	328.95	2022
	Total	13,136.42	

*Note – As per Site inspection, First Floor of F.G. House is constructed less than the area as per approved building plan. Hence area as per site measurement is considered for the purpose of valuation.

As per site inspection, the composition of the structures is as under:

Sr. No.	Structure Name	Description	Composition
1	Watchman Cabin 1	RCC Structure, Glass Partition Door, Aluminium Sliding Window, Ceramic Tiles, Open Wiring & Plumbing	Security Guard Cabin
2	Watchman Cabin 2	RCC Structure, Glass Partition Door, Aluminium Sliding Window, Ceramic Tiles, Open Wiring & Plumbing	Security Guard Cabin
3	Admin Building	RCC Structure, Wooden Door, Glass Partition Door, Aluminium Sliding Window, Partly Verified tiles flooring & partly Ceramic Tiles, Partly Concealed & Partly Open Wiring & Plumbing	HR Cabin, Staff Canteen, Reception Area, Toilet Block
	Ground Floor		Director Cabin, Purchase Head Cabin, Account Department, Marketing Area, Plant Head Cabin, Conference Room, Toilet Block
	First Floor		
	Second Floor		Store Room, 2 Guest Room, Toilet Block
4	CS / CZ Plant		
	Ground Floor	RCC Structure with GI Shet Roofing, Flush Glass Partition Door, Wooden Door, PCC flooring, MS Rolling Shutter, Open Wiring & Plumbing	Sodium Perchlorate Plant, Storage Area, Toilet Block
	First Floor		Sodium Perchlorate Plant, Storage Area, Toilet Block
5	R & D Building		
	Ground Floor	RCC Structure, Wooden Door, Glass Partition Door, Aluminium Sliding Window, Partly Verified tiles flooring & partly Ceramic Tiles, Partly Concealed & Partly Open Wiring & Plumbing	Engineering Department, Toilet Block
	First Floor		R & D Department, Toilet Block
6	Godown Building	MS Structure with GI Sheeting	Storage Area

		Roofing, PCC Flooring, Open Wiring	
7	Main Plant	RCC Structure with MS Shet Roofing, MS Rolling Shutter, PCC flooring, Open Wiring & Plumbing	Litharge Plant, TBLS Plant, OPS Plant, Toilet Block
8	Boiler House	MS Structure with MS Sheeting Roofing, PCC Flooring, Open Wiring	Boiler
9	FG Warehouse		
	Ground Floor	RCC Structure with GI Shet Roofing, PCC flooring, MS Rolling Shutter, Open Wiring & Plumbing	Warehouse, QC Area, Dispatch Area, toilet Block
	First Floor (Part)		Warehouse
10	LMM & PD Plant Building		
	Ground Floor	RCC Structure, PCC Flooring, MS Rolling Shutter, Open Wiring & Plumbing	LMM & PD Production Plant
	First Floor		LMM & PD Production Plant
	Second Floor		LMM & PD Production Plant
	Third Floor	RCC Structure with AC Sheet Roofing, PCC Flooring, MS Rolling Shutter, Open Wiring & Plumbing	LMM & PD Production Plant
11	LT Panel Room	RCC Structure, PCC Flooring, MS Rolling Shutter, Open Wiring & Plumbing	Meter Room & Panel Room
12	DG Shed	RCC Plinth with MS Shed	DG Area
13	Transformer Shed	RCC Plinth with MS Shed	Transformer
14	Solvent Tank	RCC Plinth with four side wire fencing compounds	4 Tank of 45K MT
15	Lean to Shed connected with LMM & PD Plant	Lean to Shed of MS Sheet roofing	Storage Area
16	Warehouse	MS Structure with GI Sheeting Roofing, PCC Flooring, Open Wiring	Storage Area

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 2816 & 2817/2, Revenue Survey No. 431/P, 432/ P & 433/ P
	b) Door No.	:	Not applicable
	c) C.T.S. No. / Village	:	Village Fansa
	d) Ward / Taluka	:	Taluka Umbergaon
	e) Mandal / District	:	District Valsad
7.	Postal address of the property	:	Industrial Land & Building located on Plot No. 2816 & 2817/2, Sarigam Industrial Estate, G.I.D.C., Off Bhilad Sarigam Fansa Road, Village Fansa, Taluka Umbergaon, District Valsad – 396155, State- Gujarat, Country- India.
8.	City / Town	:	Sarigam Industrial Estate, District Valsad
	Residential area	:	No
	Commercial area	:	No
	Industrial area	:	Yes
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi- urban
10.	Coming under Corporation limit / Village	:	Gujarat Industrial Development Corporation

Panchayat / Municipality													
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No										
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.										
13.	Boundaries of the property												
	Particulars	North	South	East	West								
	As per Lease Deeds												
	Plot No. 2816	Plot No. 2817 & G.I.D.C. Boundary	Plot No. 2701, 2703 & 16.00 M. Wide Road	16.00 M. Wide Road	16.00 M. Wide Road & Survey No. 446								
	Plot No. 2817/2	Plot No. 2817/1	Plot No. 2816	16.00 M. Green Space	Plot No. 2817/1								
	As per Site Visit												
	Amalgamated Plot No. 2816 & 2817/2	G.I.D.C. Open Plot & Haribaba Factory	Factory & Road	Open Plot, Sandhya Organic & Road	Internal G.I.D.C. Road								
14.1	Dimensions of the site	:	A As per the Deed		B Actuals								
	North	:											
	South	:											
	East	:	N.A., the land is irregular in shape.										
	West	:											
14.2	Latitude, Longitude & Co-ordinates of property	:	20°18'27.5"N 72°51'11.1"E										
14.	Extent of the site	:	As per Lease Deeds, the land area is as below –										
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Plot No.</th> <th>Land area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>2816</td> <td>25,227.00</td> </tr> <tr> <td>2817/2</td> <td>7,690.65</td> </tr> <tr> <td>Total</td> <td>32,917.65</td> </tr> </tbody> </table>			Plot No.	Land area in Sq. M.	2816	25,227.00	2817/2	7,690.65	Total	32,917.65
Plot No.		Land area in Sq. M.											
2816		25,227.00											
2817/2		7,690.65											
Total	32,917.65												
			Structure area = As per Valuation Table (Area as per Approved Plan)										
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied										
II CHARACTERISTICS OF THE SITE													
1.	Classification of locality	:	Middle class										
2.	Development of surrounding areas	:	Normal										
3.	Possibility of frequent flooding/ sub-merging	:	No										
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by										
5.	Level of land with topographical conditions	:	Plain										
6.	Shape of land	:	Irregular										
7.	Type of use to which it can be put	:	For industrial purpose										

8.	Any usage restriction	:	Industrial
9.	Is plot in town planning approved layout?	:	N.A.
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	20 M. wide Road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Connected to G.I.D.C. Water Supply
16.	Underground sewerage system	:	Connected to G.I.D.C. Sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed industrial Area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	N. A. as property under consideration is comes under industrial zone.
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 32,917.65 Sq. M. (Area as per Lease Deeds)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	Plot area = 32,917.65 Sq. M. (Area as per Lease Deeds)
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 10,000.00 to ₹ 13,000.00 per Sq. M. Structure – As per valuation table Sale instances are not available and hence not attached in the report. Details of online listings are attached with the report.
4	Circle Rate for Land from Government Portal	:	₹ 1,990.00 per Sq. M. for Industrial Land
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 11,000/- per Sq. M.
6	Estimated value of land	:	₹ 36,20,94,150/-
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Industrial
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	As per valuation table
	d) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	e) Plinth area floor-wise	:	As per Brief Description

f) Condition of the building	:	Normal
i) Exterior – Excellent, Good, Normal, Poor	:	Normal
ii) Interior – Excellent, Good, Normal, Poor	:	Normal
g) Date of issue and validity of layout of approved map	:	1. Approved Building Plan digitally signed by DS Gujarat Industrial Development Corporation 416 dated 19.12.2020, Location Vapi
h) Approved map / plan issuing authority	:	2. Approval Building plan showing Factory Building Revised & Extension Construction Permission on industrial plot no. 2816 at Sarigam Industrial Estate, No. GIDC / XEN / VPI / DB / PB / SRG / 734 / 2766 dated 13.02.2019 issued by G.I.D.C.
i) Whether genuineness or authenticity of approved map / plan is verified	:	3. Approval Building plan showing Factory Building Revised & Extension Construction Permission on industrial plot no. 2816 at Sarigam Industrial Estate, No. GIDC / XEN / VPI / DB / PB / 1412 dated 02.08.2013 issued by G.I.D.C.
		4. Approved Building Plan No. DIR / IS & H / F – Plan / 216 dated 19.01.2022 issued by Director, Industrial Safety & Health Gujarat State, Ahmedabad
j) Any other comments by our empanelled valuers on authentic of approved plan	:	5. Approved Building Plan No. DIR / IS & H / F – Plan / 187 dated 25.01.2021 issued by Director, Industrial Safety & Health Gujarat State, Ahmedabad
		6. Approved Building Plan No. DIR / IS & H / F – Plan / 1027 dated 25.06.2020 issued by Director, Industrial Safety & Health Gujarat State, Ahmedabad
		The copy of above provided plans have been verified.
	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: R.C.C. Foundation
2.	Basement	: No
3.	Superstructure	: As per Brief Description
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	: As per Brief Description
5.	RCC Works	: As per Brief Description
6.	Plastering	: Cement plaster
7.	Flooring, Skirting, dado	: As per Brief Description
8.	Special finish as marble, granite, wooden paneling, grills etc.	: No
9.	Roofing including weatherproof course	: Partly R.C.C. and partly GI Sheet roofing
10.	Drainage	: Underground Sewerage connected to G.I.D.C. drain lines
2.	Compound Wall	:
	Height	:
	Length	: 5'6" High, R.C.C. columns with B. B. Masonry wall.

	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Partly Concealed & Partly Industrial open wiring.
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bathtubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

B) Structure:

Particulars	Built Up Area	YOC considered for Valuation	Total Life of Structure	Estimated Replacement Rate	Age Of Build	Final Depreciated Rate to be considered	Final Depreciated Value to be considered	Estimated Replacement Cost
	(Sq. M.)			(₹)	Years	(₹)	(₹)	(₹)
Watchman Cabin 1	15.69	2013	60	15,000	11	12,525	1,96,517	2,35,350
Watchman Cabin 2	15.69	2013	60	15,000	11	12,525	1,96,517	2,35,350
Admin Building								
Ground Floor	255.85	2013	60	18,000	11	15,030	38,45,450	46,05,329
First Floor	255.85	2013	60	18,000	11	15,030	38,45,450	46,05,329
Second Floor	255.85	2013	60	18,000	11	15,030	38,45,450	46,05,329
CS / CZ Plant								
Ground Floor	598.29	2014	60	18,000	10	15,300	91,53,861	1,07,69,249
First Floor	598.29	2014	60	12,000	10	10,200	61,02,574	71,79,499
R & D Building								
Ground Floor	440.28	2014	60	18,000	10	15,300	67,36,284	79,25,040
First Floor	440.28	2014	60	18,000	10	15,300	67,36,284	79,25,040
Godown Building	2,509.42	2019	50	11,000	5	10,010	2,51,19,300	2,76,03,627
Main Plant	3,272.16	2013	50	15,000	11	12,030	3,93,64,049	4,90,82,355
Boiler House	42.97	2013	50	9,000	11	7,218	3,10,142	3,86,710
FG Warehouse								
Ground Floor	1,567.10	2020	60	15,000	4	15,000	2,35,06,425	2,35,06,425
First Floor (Part)	649.76	2020	60	12,000	4	12,000	77,97,060	77,97,060

LMM & PD									
Plant Building									
Ground Floor	450.00	2021	60	15,000	3	15,000	67,50,000	67,50,000	
First Floor	450.00	2021	60	15,000	3	15,000	67,50,000	67,50,000	
Second Floor	450.00	2021	60	15,000	3	15,000	67,50,000	67,50,000	
Third Floor	450.00	2021	60	10,000	3	10,000	45,00,000	45,00,000	
LT Panel Room	51.00	2021	60	15,000	3	15,000	7,65,000	7,65,000	
DG Shed	18.00	2021	50	7,000	3	7,000	1,26,000	1,26,000	
Transformer Shed	21.00	2021	50	7,000	3	7,000	1,47,000	1,47,000	
Solvent Tank	328.95	2022	50	7,000	2	7,000	23,02,650	23,02,650	
Total	13136.42						16,48,46,013	18,45,52,342	

Part - C (Extra Items)	:	Amount in ₹
1. Portico	:	Included in the Cost of Construction
2. Ornamental front door	:	
3. Sit out / Verandah with steel grills	:	
4. Overhead water tank	:	
5. Extra steel / collapsible gates	:	
Total		

Part - D (Amenities)	:	Amount in ₹
1. Wardrobes	:	Included in the Cost of Construction
2. Glazed tiles	:	
3. Extra sinks and bathtub	:	
4. Marble / ceramic tiles flooring	:	
5. Interior decorations	:	
6. Architectural elevation works	:	
7. Paneling works	:	
8. Aluminum works	:	
9. Aluminum handrails	:	
10. False ceiling	:	
Total		

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Part - E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	Included in the Cost of Construction
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total		

Part - F (Services)	:	Amount in ₹
1. Water supply arrangements	:	Included in the Cost of Construction
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

3. GOVERNMENT VALUE

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	32,917.65	1,990/-	6,55,06,124/-
Structure	As per valuation table		16,48,46,013/-
Total			23,03,52,137/-

4. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	₹ 36,20,94,150/-
Part - B	Buildings	₹ 16,48,46,013/-
Part - C	Extra Items	-
Part - D	Amenities	-
Part - E	Miscellaneous	-
Part - F	Services	-
	Fair Market Value In (₹)	₹ 52,69,40,163/-
	Realizable Value In (₹)	₹ 47,42,46,147/-
	Distress Sale Value In (₹)	₹ 42,15,52,130/-
	Insurable Value In (₹)	₹ 16,48,46,013/-
	Government Value	₹ 23,03,52,137/-
Remarks		

5. JUSTIFICATION FOR PRICE /RATE

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II / Property Documents is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month

In most of the cases the actual deal amount or Transaction value is not reflected in Index II / Property Documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market

6. METHOD OF VALUATION / APPROACH

- The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.
- This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.
- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.
- There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.
- As the property is an industrial land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,000/- to ₹ 12,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc.
- We estimate ₹ 11,000/- per Sq. M. for Land including land development with appropriate cost of construction for valuation.

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7. ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



8. ROUTE MAP OF THE PROPERTY


Site u/r




Longitude Latitude: 20°18'27.5"N 72°51'11.1"E

Note: The Blue line shows the route to site from nearest Bus Stop (Bhilad – 6.1 KM.)


9. ALLOTMENT RATE FOR LAND

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 **Gujarat Industrial Development Corporation**
A Government of Gujarat Undertaking

DESTINATION GUJARAT | GIDC | CIRCULARS | ONLINE SERV

Allotme

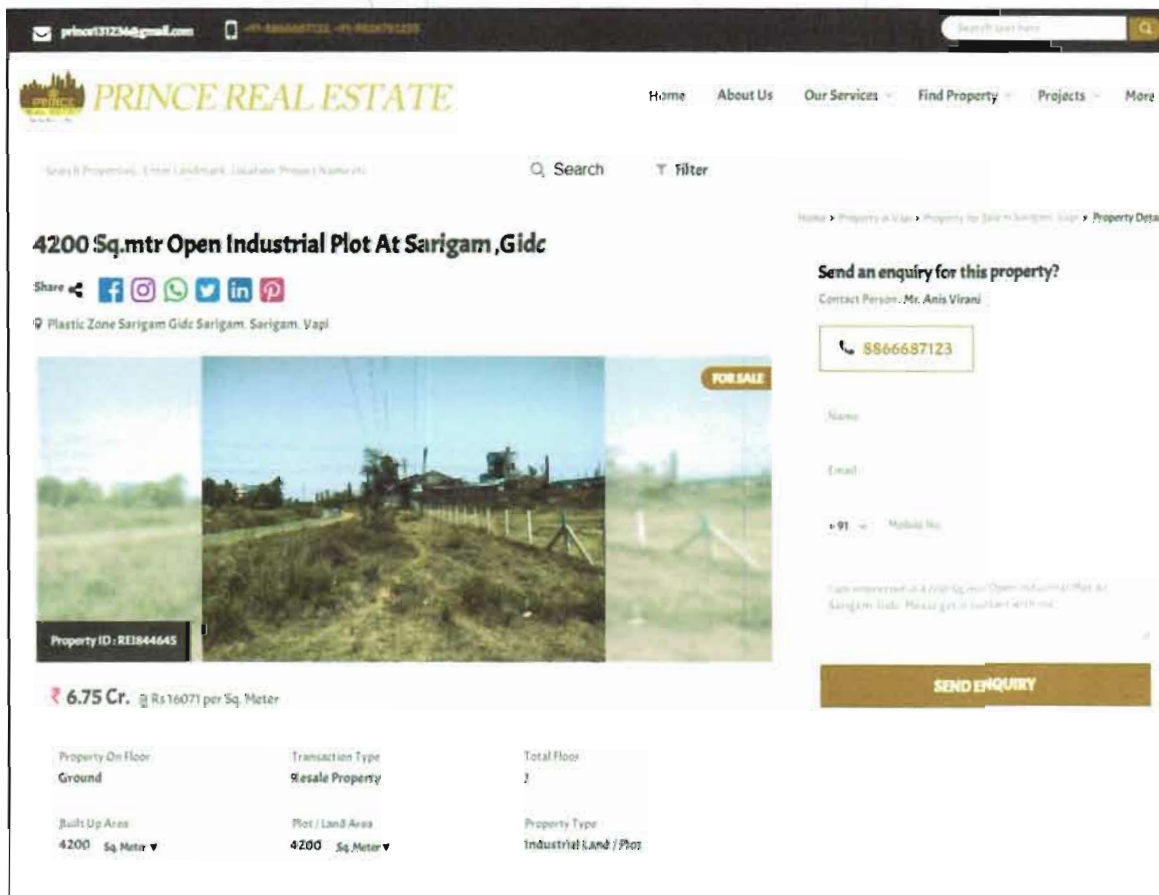
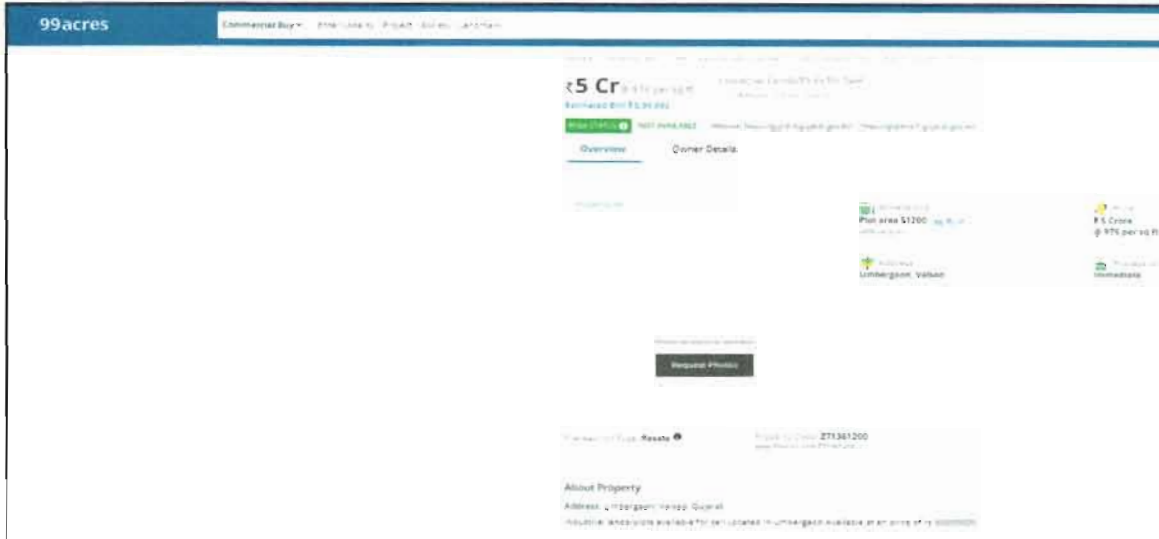
VAPI 

Sr. No.	Estate Name	Allotment Price per Sq. mtr. for F.Y.2023-24
1	Dungra	5190
2	Pardi	1290
3	Sarigam	1990
4	Umargam	1990
5	Valsad	1610
6	Vapi	6340

Note:As per the policy of the Corporation, Allotment Price of Housing will be 1.5 times of the Allotment Price shown above are as per the circular issued by Cost branch. If the Allotment price mentioned in the circular shall be considered by GIDC Cost Branch, Allotment price mentioned in the circular shall be considered. [Please click Here](#)

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10. PRICE INDICATORS



11. JUSTIFICATION FOR PRICE /RATE

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II / Property Documents is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II / Property Documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is ₹ **52,69,40,163/- (Rupees Fifty Two Crore Sixty Nine Lakh Forty Thousand One Hundred Sixty Three Only)**. The **Realizable Value** of the above property is ₹ **47,42,46,147/- (Rupees Forty Seven Crore Forty Two Lakh Forty Six Thousand One Hundred Forty Seven Only)**. The **Distress Sale Value** is ₹ **42,15,52,130/- (Rupees Forty Two Crore Fifteen Lakh Fifty Two Thousand One Hundred Thirty Only)**.

Place: Mumbai

Date: 19.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.19 12:25:01 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Think.Innovate.Create Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures

Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached

(Annexure-I)**12. DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report dated 19.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) I/ my authorized representative has personally inspected the property on 13.03.2024. The work is not sub-contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in my professional capacity.
- j) I have not been declared to be unsound mind.
- k) I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may have expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957, or Gift Tax Act 1958 and
- o) My PAN Card number as applicable is AERPC9086P.
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r) I have read the Handbook on Policy, Standards, and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am Director of the company, who is competent to sign this valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- z) Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property is owned by M/s. Goldstab Organics Private Limited as per brief description.
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, Industrial Finance Branch, Malad (West), to assess Fair Market Value of the property for banking purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Prayush Parekh – Valuation Engineer Akhilesh Yadav – Technical Manager
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment – 13.03.2024 Valuation Date – 19.03.2024 Date of Report – 19.03.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 13.03.2024
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation.	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11	Major factors that were not taken into account during the valuation.	Nil
12	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

13. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th March 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and **Leasehold land parcel admeasuring 32,917.65 Sq. M. and structures thereof**. The property is owned by **M/s. Goldstab Organics Private Limited**. At present, the property is Owner Occupied. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **M/s. Goldstab Organics Private Limited**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation

purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and **Leasehold land parcel admeasuring 32,917.65 Sq. M. and structures thereof.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently vacant and Bank Possession, contiguous and **Leasehold land parcel admeasuring 32,917.65 Sq. M. and structures thereof.**

14. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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. There is no direct/ indirect interest in the property valued. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

(Annexure - II)

15. MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and

Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

28. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
29. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

30. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
33. A valuer shall follow this code as amended or revised from time to time.

16. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th March 2024**.

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.

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 and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 52,69,40,163/-	₹ 47,42,46,147/-	₹ 42,15,52,130/-	₹ 16,48,46,013/-

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.19 12:25:16 +05'30'

Auth. Sign.



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ગુજરાત ગુજરાત GUJARAT

નં. ૬૭ તારીખ ૦૫/૦૪/૨૦૧૮ રૂ. ૧૦૦/-
 અંકે રૂપિયા સો વુટ ની સ્ટેમ્પ જે સંપાણ સાથે
 રૂ. અંકે રૂ.
 તે આજ રોજ શ્રી/શ્રીમતી Goldstab Organics Pvt. Ltd
 રહે. સરગામ તા. ઉપગામ ને વેચાણ આપ્યો.

BF 987871

Vikrant
 લેનારની સહી

Rathod H.J
 હેતલ જે. રાઠોડ, સરોગામ લા.નં. ૪/૧૬

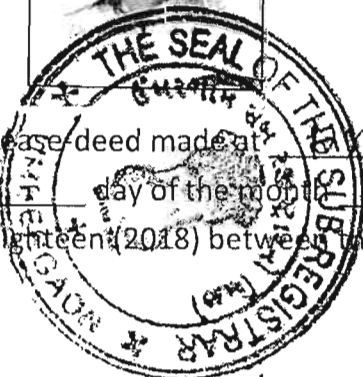
૨૧૬૧ નંબર ૧૨
 તારીખ ૦૫/૦૪/૨૦૧૮
 ગુજરાત સરકાર કોચી ઉમરગામ

For GOLDSTAB ORGANICS PVT. LTD.
J. G. Shah
 AUTHORISED SIGNATORY



Duplicate

THIS DEED of Rectification Lease deed made at Umargam
 on the 07 APR 2018 day of the month
 of the year Two Thousand Eighteen (2018) between the



Bhuvan C. Vast

For GOLDSTAB ORGANICS PVT. LTD.
J. G. Shah
 AUTHORISED SIGNATORY

07 APR 2018

THE SCHEDULE HEREUNDER REFERRED TO (NEW)

GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION,
a Corporation Constituted under the Gujarat Industrial
Development Act, 1962. (Guj. xxIII of 1962) and having
its Head office at Udyog Bhavan, Block No. 3, 4, 5 GH'
Road, Sector NO. 11, Gandhinagar -382 011 (**PAN NO.**
AABCG- 8633D),

hereinafter Called "The Lessor" which expression shall unless the context does
not so admit, include its successors and assigns) of the **ONE PART** and **M/s.**
Goldstab organics Pvt. Ltd. As per final transfer Order No.
GIDC/RM/VPI/ALT/PLT/FTO/3348, dtd. 26/09/2016. (**PAN NO. AABCK3689H**),
residing at **Plot No. 2816. G.I.D.C., Sarigam, Taluka - Umbergam, Dist. Valsad.,**
firm registered under "**COMPANY ACT**" and having its registered office at
101/102. Terminal-9, Nehru Road. Near Domestic Airport & Hotel Shahara Star,
Vile Parle Mumbai 400099, (hereinafter called "The Lessee" which expression
shall unless the context does not so admit include his heirs, executors and legal
representatives /its successors in business and Assigns) of the **OTHER PART.**

THE SCHEDULE HEREUNDER REEERRED TO (OLD)

GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted
under the Gujarat Industrial Development Act, 1962. (Guj. xxIII of 1962) and
having its Head Office at Udyog Bhavan, Block No. 3, 4, 5 GH' Road, Sector No.
11.Gandhinagar-382 011 (**PAN NO. AABCG- 8633D**), hereinafter Called "The
Lessor" which expression shall unless the context does not so admit, include its-
successors and assigns) of the **ONE PART** and **M/s. Kalpataru Organics Pvt. Ltd.**
(**PAN NO. AABCK3689H**) residing at **Plot No. 2816. GIDC, Sarigam, Taluka**
Umbergam. District Valsad., firm registered under "**COMPANY ACT**", and having
its registered office at **101/102, Terminal-9. Nehru Road. Near Domestic Airport**
& Hotel Shahara Star. Vile Parle. Mumbai-400099, (hereinafter called "The
Lessee" which expression shall, unless the context does not so admit include his
heirs, executors and legal representatives /its successors in business and assigns)
of the **OTHER PART**

Bhushan C. Vyas

07 APR 2018

For GOLDSTAR ORGANICS PVT. LTD.

J. G. Shah

AUTHORISED SIGNATORY

3/....

THE SCHEDULE HEREUNDER REFERRED TO (NEW)

All that price of land know as Plot No. 2816, in the Vapi Notified Industrial Area consisting Revenue Survey No. ^{431/p, 432/p & 433/p} ~~431/p & 433/p~~ ^{J.G. Shah}, within the village limits of Fansa, Taluka - Umbergam, District - Valsad containing by admeasurements 25227.00 sq. Mtrs., or thereabout and bounded as follows, that is to say :

On or towards On the North, by : Plot No.2817 & GIDC Boundary,
On or towards the South by : Plot No 2701 & 16.00 Mt wide road,
On or towards the east by : 16.00 Mtrs. Wide road.
On or towards the west by : 16 00 Mitrns wide road & Survey No.446.

THE SCHEDULE HEREUNDER REFERRED TO (OLD)

All that price land know as Plot No. 2816. in the vapi Notified Industrial of Area Consisting Revenue survey No. 431/p & 433/p, within the village limits of Fansa, Taluka - Umbergam, District - Valsad containing by admeasurements 25227,00 sq Mtrs or thereabout and bounded as follows, that is to say :

On or towards the North by : Plot No.2817 & GIDC Boundary.
On or towards the South by : Plot No. 2701 & 16.00 Mt. wide road,
On or towards the East by : 16.00 Mtrs. Wide road.
On or towards the West by : 16.00 Mtrs. Wide road & Survey No 446.

Bhuvan C Verma

For **GOLDSTAR ORGANICS PVT. LTD.**

J.G. Shah

AUTHORISED SIGNATORY

4/...

07 APR 2018

4/...

in witness whereof the Lessor has caused SHRI BHARAT C. VASHI Age 57
ASST, residing at GIDC, Vapi, an Assistant authorized by it, to set his hand and affix
the common seal hereto, and the Lessee has hereunto set his hand and seal on the day and
year first above written.

SIGNED, SEALED AND DELIVERED,
BY BHARAT C VASHI,
ASSISTANT OF THE
GUJARAT INDUSTRIAL
DEVELOPMENT
CORPORATION



Bharat C. Vashi

In the presence of ...



Name (Full Name in Block Letter) : A. R.
: SS
Occupation : Service
Address : GIDC Office, VAPI
Signature : *AR*

2. Name Full Name in Block Letter) : K. M. Patel
Age : 55
Occupation : Service
Address : GIDC office, VAPI
Signature : *K. Patel*

07 APR 2018

5/...

SIGNED, SEALED AND DELIVERED,
BY THE ABOVE NAMED LESSEE/
OF THE LESSEE.

M/S. GOLDSTAB ORGANICS PVT. LTD.,
THROUGH IT'S AUTHORIZED,
SHRI JIGNESH SHAH
For **GOLDSTAB ORGANICS PVT. LTD.**



J.G. Shah

AUTHORIZED SIGNATORY

In the presence of ...

1 Name (Full Name in Block Letter) : *Shri Shailesh.*

Age : *30*

Occupation : Service

Address : GIDC Office, VAPI

Signature : *[Signature]*

2. Name Full Name in Block Letter) : *Shri Azharuddin-A. Shaikh*

Age : *30*

Occupation : Service

Address : GIDC office, VAPI

Signature : *[Signature]*

07 APR 2018





OFFICE OF THE REGIONAL MANAGER

GIDC Administrative Office Building,

Plot No C-5/101, Char Rasta,

G I D.C, Vapi - 396 195. Dist. - Valsad.

(Ph.) 0260- 2432667 / 2432670 (FAX) 0260 - 2420502

e-mail : rmvapi@gidcgujarat.org

No.GIDC/RM/VPI/ALT/PLT/FTO/3344

Date 20 SEP 2016

/ OFFICE ORDER /

**SUB : Change of Constitution / Name & Transfer of Indl. Plot No.2816
at Sarigam Industrial Estate.**

A Indl. Plot of land No.2816, having plot area admeasuring about 25227 was allotted transferred to M/s. Kalpataru Organics Pvt. Ltd., in Sarigam Indl. Estate of the Corporation on 21/10/2011. The Lease Deed has been executed on 21/01/2012. You have applied to the Corporation for Change of Constitution / Name & transfer of the said Indl. Plot in favour of M/s. Goldstab Organics Pvt. Ltd., for manufacturing of PVC Heat Stabilizers & Metallic Stearates. Certain terms & Condition have been stipulated by the Regional Manager Vapi as per letter No.2865, dtd.30/08/2016.

The Lessee has paid all dues of the Corporation upto date. He has also paid the Corporation's Administrative charges Rs.1150/-. The Deed of Déclaration execute on 13/09/2016. The Plot now therefore stands Change of Constitution / Name & transfer in the name of M/s. Goldstab Organics Pvt. Ltd., with effect from 17/09/2016. This transfer permission shall not to be considered as valid under the building bye-laws of the Corporation, if any unauthorized construction is carried out by Transferee, the same shall not be considered that Corporation has regularized the same, Transferee shall have to remove/demolish, non-violative construction or shall have to be got approved from the Corporation. The Water requirement as per transfer application for 1st year ; 2nd year & 3rd year . 5000 liters/per day only.

Transferee shall have to contact to Deputy Executive Engineer (W/s.), GIDC, Sarigam regarding change of name of water supply connection.

REGIONAL MANAGER,
GIDC, VAPI.

To,

[1] M/s. Goldstab Organics Pvt. Ltd.
Indl. Plot No. 2816,
GIDC, Sarigam - 396 155

[2] M/s. Kalpataru Organics Pvt. Ltd.,
Indl. Plot No. 2816,
GIDC, Sarigam - 396 155

Copy to : [1] The Executive Engineer, GIDC, Vapi.
[2] The Dy. Chief Accounts Officer, GIDC, Vapi.
[3] The Deputy Executive Engineer, GIDC, Sarigam.
[4] The Chief Officer, Notified Area, GIDC, Sarigam.
[5] S.I.A. / C.E.T.P., GIDC, Umbergoan.
[6] The Computer Branch, D.M./R.M. Office, GIDC, Vapi....for data entry purpose.

TRUE COPY
S. R. SHAH
ADVOCATE & NOTARY PUBLIC
Valsad District Govt. Of Gujarat
INDIA

Certified True Copy of the Resolution passed at the Meeting of Board of Directors of Goldstab Organics Pvt. Ltd. held on 19th March 2018, at the Registered office at 101-102, Terminal – 9, Near Domestic Airport and Hotel Sahara Star, Nehru Road, Vile Parle (E), Mumbai – 400099 for which proper quorum was present.

The Chairman Mr Sandeep Shah informed the Board that Gujarat Industrial Development Corporation (GIDC) had executed Lease Deed in respect of Plot No. 2816 at GIDC dated 21st January 2012, granting lease hold rights for period of 99 years to the Company (then known as Kalpataru Organics Pvt. Ltd.) admeasuring 25227 sq. mtrs in the Sarigam Notified Industrial Estate which was understood at the time to be , forming part of Land bearing revenue Survey numbers 431/P and 433/P within the village limits of Fansa, Taluka Umbergaon, Dist and Sub district Valsad. Subsequently on 2nd February 2018. GIDC informed the Company Vide Letter No.3359 that Plot No. 2816 comprises of revenue Surey Nos. 431/P 432/P and 433/P.

On the basis of this letter the Company requested GIDC to execute a fresh Rectification Deed showing correct revenue survey number at per its letter 3359 dated 2nd Febuary 2018; which GIDC has accepted.

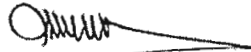
The Chairman further mentioned that the Company will have to depute a senior executive to execute the said Rectification Deed on behalf of the Company.

Discussion took place and the following resolution was passed ,

“ RESOLVED THAT Mr. Jignesh Shah. Manager Admin and Logistics be and is hereby authorized to execute on behalf the Company the Rectification Deed for rectifying Revenue Survey Nos. comprised in Plot No. 2816 in Sarigam Notified Industrial Estate from Survey Nos. 431/P and 433/P to 431/P, 432/P and 433/) and to affix Company Common seal thereon”.

CERTIFIED TRUE COPY

FOR GOLDSTAB ORGANICS PVT. LTD.



Sandeep Shah (Director)

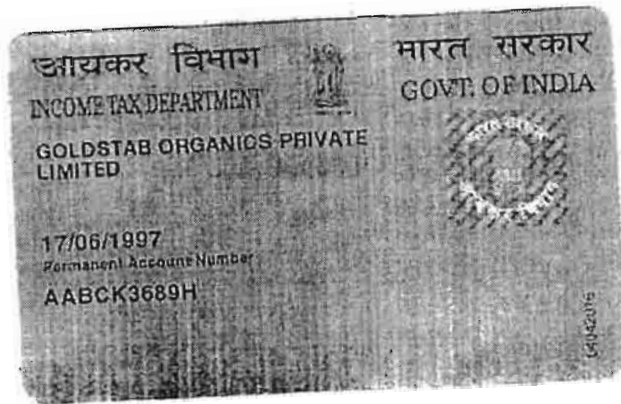
TRUE COPY
S.R. SHAH
ADVOCATE & NOTARY PUBLIC
Valsad District Govt. Of Gujarat
INDIA

Goldstab Organics Pvt. Ltd.
(Formerly known as Kalpataru Organics Pvt. Ltd.)

101/102, Terminal - 9 Building, Nehru Road, Near Hotel Sahara Star, Vile Parle (E), Mumbai 400 099. INDIA

T: +91 22 6748 9899 • F: +91 22 6748 9898 • E: sales@goldstab.com • W: www.goldstab.com

CIN NO.: U24110MH1997PTC108843



For GOLDSTAB ORGANICS PVT. LTD.

TRUE COPY



S.R. SHAH
ADVOCATE & NOTARY PUBLIC
Valad District Govt. Of Gujarat
INDIA



15/11/2014
15/11/2014

**LEASE DEED
FOR
PLOT NO. 2816,
AT GIDC, SARIGAM**

LESSOR

GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION
SECTOR 11, "GH" ROAD,
UDYOG BHAVAN,
G.I.D.C., GANDHINAGAR.

AND

LESSEE

M/s. Kalpataru Organics Pvt. Ltd.

DUPLICATE

Plot No. 2816, GIDC, Sarigam, Ta. Umbergaon, Dist. Valsad.

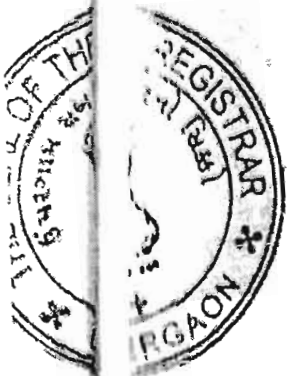


शेडन नंबर.....
 तारीख 21/1/2012
 मध्य प्रदेश नगरी उमरगाव

INDUSIND BANK LTD
 SURAT CHAMBERS
 VAPI-395 195
 114394
 DEC 19 2011
 10:00
 18:28
 R.0000100/-PB5667
 INDIA STAMP DUTY GUJARAT

1,56,000 + 100
 = 1,56,100 Annex

Indusind Bank	
Vapi Branch	Date: 19/12/11
Adhesive Stamps	Rs. 1,56,100/-
Service Charges	Rs.
Total	Rs.
Name of Stamp duty paying Party	
Kalpataru Organise Pvt. Ltd. Plot No: 2816	
GNDL Sector 19m	
Name of Counter Party	
K. Kalpataru	
Purpose of Transaction	
Cash	
Cheque No. If Any	
Cash	
Drawn on Bank	
Cash	
Branch	
Cash	
for	
Authorized Signatory	



For Kalpataru Organise Pvt. Ltd.
 Authorized Signatory



DUPLICATE
 LEASE DEED

THIS INDENTURE OF LEASE made at Vapi on
 the 21st day of the month of January in the year

K.M. Patil
 21/1/12

Authorized Signatory
 21/1/12

21...

12/

Two Thousand Eleven Twelve
(2011) between the
GUJARAT INDUSTRIAL
DEVELOPMENT
CORPORATION,

a corporation constituted under the Gujarat Industrial Development Act-1962 (Guj. XXIII of 1962) and having its Head office at Udyog Bhavan, Block No.3,4,5, 'GH' Road, Sector No.11, Gandhinagar-382 011 (hereinafter called 'The Lessor' which expression shall unless the context does not so admit, include its successors and assigns) of the ONE PART [It's Pan Card No. AABCG8033D] and M/s. Kalpataru Organics Pvt. Ltd. Through its Authorized Director *Signature*
Shri Darsak Nathuraj Upadhyay

residing at Plot No. 2816, GIDC, Sarigam- 396 155, A company registered under "COMPANIES" Act and having its registered office at 101, Terminal - 9, Nehru Road, Near Domestic Airport & Hotel Sahara Star, Vile Parle (E), Mumbai - 400057. (hereinafter called 'The Lessee' which expression shall unless the context does not so admit include his heirs, executors and legal representatives/its successors in business and assigns) of the OTHER PART. [It's Pan Card No. AABCK 3659H].

WHEREAS by an agreement dated 26/06/1995 & Supplementary Agreement has been executed on 19/05/2007 & 20-10-2011 (hereinafter referred to as 'The Licence Agreement') made between the lessor of the one part and the Lessee of the other part. The Lessor agreed to grant to the lessee upon the performance and observance by the lessee of the obligations and conditions in the said agreement, a lease of the Plot No. 2816 at Sarigam Notified Indl. Area/Estate and more particularly described in the Schedule thereof.

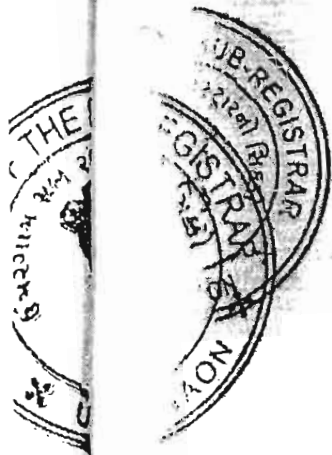
AND WHEREAS the Lessee having paid a sum of Rs. 29,01,105/- (Rupees Twenty Nine Lacs One Thousand One Hundred Five Only) calculated at Rs. 115/- Per Sq. Mtr. Which is equivalent to 100 percent or of the allotment price of the said Plot No. 2816 has requested the Lessor to grant him a Lease of the Plot No. 2816 and to execute the Lease Deed in respect of the said plot.

AND WHEREAS the Lessor has decided to enter in to these presents in respect of Plot No. 2816 on the understanding that the lessee will comply with all the terms & conditions for the construction work on the said plot as set out in the license agreement and that the he shall have to complete the construction

Signature
21/11/12

Signature
21/11/12

...3/-



on the said plot within such period and conforming to such plan as may be

required by the Lessor and that he will comply with the terms and conditions herein after appearing.

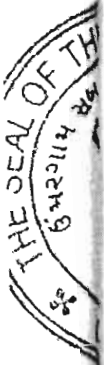
NOW THIS DEED WITNESS & HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

(1) In consideration of the sum of Rs. 29,01,105/- (Rupees Twenty Nine Lacs One Thousand One Hundred Five Only) paid in the manner aforesaid by the Lessee to the Lessor as full payment of the allotment Price of Plot No. 2816, and in consideration of the rent hereby reserved and of the covenants and agreement on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land consisting of Plot No. 2816 in the Sarigam Notified Industrial Area/Estate forming Part of lands bearing revenue Survey Numbers 431/P & 433/P, within the Village limits of Fansa Taluka : Umbergaon, Dist. And sub Dist. Valsad and containing by admeasuring about 25,227 Sq. Mtrs. or there about and more particularly described in the schedule hereunder written TO GETHER WITH all rights, privileges easement, advantage and appurtenance whatsoever thereto belonging EXCEPT & RESERVING up to the Lessor all mines and minerals, In and under the said hereby demised or any part thereof TO HOLD the land hereby demised (hereinafter referred to as "the demised premises) to the Lessee for the terms of 99 years computed from the 17th days of the month of February, in the year (1994), of subject never the less to the provision of the Bombay Land revenue code, 1879 and the rules there under PAYING THEREFORE yearly on or before the 31ST day of March of each year during the said term up to the lessor at the office of the Managing Director, officer or as otherwise required the rent of Rs.31/- (Rupees Thirty One Only) and also paying therefore the balance of the premium price in the manner hereinafter determined provided that at the end of 99 years computed from the date as hereinbefore mentioned the Lessee as aforesaid shall have the right to renew this lease for a further period of 99 years and in the event of the Lessee exercising such option in the manner hereinafter provided. The Lessor shall have the right to increase the sum of yearly rent as herein before stipulated by a further sum which shall be 100% of the original sum of rent and provided further that if the lessee shall have duly performed and observed the

124
C.K.M. Palsi
21/1/12

[Signature]
21/1/12

...4/-



Covenants and conditions on the part of the lessee herein contained and at the end of the said period of 99 years but before the expiry of the said period the lessee has given the lessor 3 months previous notice in writing of his desire to have the lease of the demised premises renewed for a further period of 99 years, the lessor shall and will at the cost and expenses in every respect of the lessee grant to the lessee a further lease of the demised premises for a further terms of 99 years with same covenants and provisions and stipulated except this clause of renewal and except as to the amount of rent which the lessor shall be entitled to increase by 100% as stipulated above.

- 2) The lessee hereby covenants with the Lessor as Follows :

(a) TO PAY BALANCE PREMIUM PRICE :

The allotment price of the demised premises (consisting of Plot No. 2816, has been fixed at Rs. 29,01,105/- (Rupees Twenty Nine Lacs One Thousand One Hundred Five Only) calculated at RS. 115/- Per Sq. Mtrs. Out of the said price, the Lessee has already paid Rs. 29,01,105/- (Rupees Twenty Nine Lacs One Thousand One Hundred Five Only) being an amount equal to 100% of the allotment price of the said plot.

(i) The interest rate would be subject to revision from time to time of the Corporation and interest would be payable at such revised rates from such dates as may be specified by the Corporation.

(ii) In addition if any outstanding dues come to light at a later date due to discrepancy in Accounts, the lessee would be responsible to make good such dues with interest on the lessor furnishing the details of such outstanding dues.

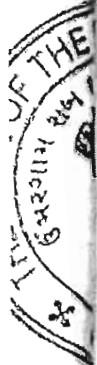
(iii) The lessee will make full & regular payment of all the installment that are required to be paid under this sub-clause if any payment is delayed or not paid the lessee will pay to the lessor interest at 3 percent above the normal rate of interest per Annum until the entire amount payable under this clause is paid by the lessee to the lessor.

(iv) The lessee will in each year within two month from the expiry of his Accounting year supply to the

By
K.M. Patel
21/11/12

Dupgallu
21/11/12

5/-



lessor a copy of his profit & loss Accounts pertaining to that Accounting year and business run by him in the demised premises.

(b) TO PAY RENT :

That during the terms of this lease, the lessee will pay to the lessor the rent hereby reserved at the time and in the manner aforesaid.

(c) TIME LIMIT FOR COMPLETING CONSTRUCTION :

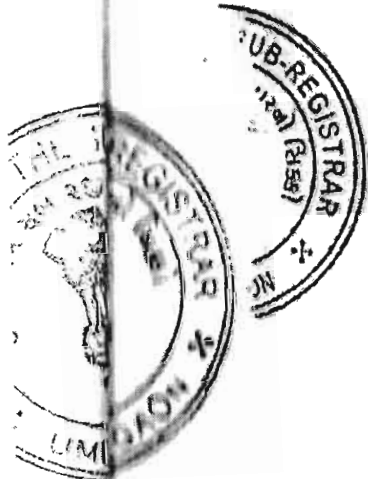
That under the Licence Agreement the Lessee has for already commenced the construction of a building to be used as a factory for Mfg. of Polymer Additives Now the lessee will within a period of two years from the date of the License agreement complete the Construction of the said building at his expenses & in a substantial & workman like manner and with new sound materials and with all requisite drains and other convenience as may be necessary under the factory Act. So as to make the building for occupation as a factory for the aforesaid purpose. The area of the plot allotted to the lessee being 25,227 Sq. Mtrs. It will/shall be permissible to the lessee to utilize within the period and in the manner aforesaid part of the area for the construction of a building to be used as an industrial factory and to retain the remaining area of the plot for further expansion of the project of the lessee.

Subject to the following condition. :

- (i) The remaining area of the plot shall be fully utilized for one expansion of the project of the lessee within a period of ten years from the date of the License agreement.
- (ii) It shall be open to the lessor to review the progress of the utilization at the interval of every three years and to resume the possession of unutilized portion of the plot.
- (iii) While utilizing a part of the Plot for the construction of a building as aforesaid and retaining the remaining part of the plot for future expansion,

1/5/12
K. M. Mohan
21/1/12

Subodh Chandra
21/01/12



the part to be utilized for the construction of the building shall be demarcated so as to make a sub. Division of the remaining part feasible in the event of the lessor

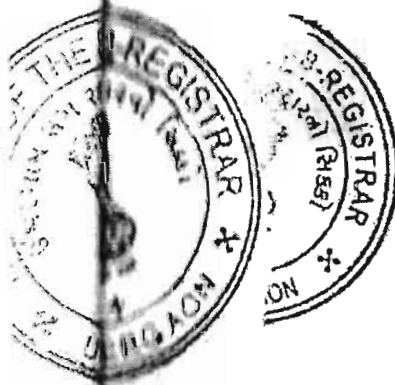
deciding to resume the possession of the unutilized portion of the plot.

(d) That no building or erection to be erected hereinafter & no alteration or addition to any building or construction existing for the time being shall be commenced by the lessee unless and until specifications plans, elevations, sections & details thereof shall have been previously submitted by the lessee in Triplicate to the Executive Engineer of the lessor (hereinafter referred to as the Executive Engineer, which expression shall include any other to whom the duties and functions of the Executive Engineer may be assigned) for his scrutiny and the same has been approved in writing by the Executive Engineer Provided that in the completion of any such building or erection or making any such alteration or addition the Lessee shall observe & confirm to all the building conditions of the Lessor and all bye-laws rules and regulations of the local authorities or other body having authority in that behalf & any other statutory regulations as may be enforce for the time being relating in any way to the demised premises and any building thereon provided further that no building erection or structure (except a compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plans.

(e) **FENCING :**
That the demised premises will be fenced by the lessee at his expenses in every respect.

(f) **EFFECT OF FAILURE TO COMPLETE CONST. WITHIN TIME ;**

That if the lessee fails to complete the construction work referred to in sub. Clause (C) above within the period specified in that sub- clause, this lease shall stand terminated unless for sufficient cause the Managing Director officer of the Lessor allows further time to complete the construction.



Handwritten signature
21/11/12

Handwritten signature

21/11/12

...7/-

(g) TO OBTAIN LICENCES ETC.

That he will obtain & renew all necessary licences and pay all license & other fees and ceases and

taxes in respect of the demised premises by reason of their being used for the purpose and / or / any of them an to observed and perform all local Police & Municipal rules and regulations in connection with such use.

(h) TO PAY RATES TAXES, CHARGES ETC.

That he will pay all existing & future taxes, cesses, rates, assessments and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises & premises and anything for the time being thereon. The present land revenue assessment of the land leased does not exceed RS. 56,004/- (Rupees Fifty Six Thousand Four only) per Annum He will also pay to the Lessor in the manner determined by the lessor service charge of whatever description including charges for the supply of water, Lessee's share of the expenses of maintenance of road and other common facilities & services) charged by Lessor. As regards supply of water he shall abide by the conditions laid down in that behalf the Lessor from time to time. Provided that in the case of tax, cess rate or assessment as is required to be paid by the lessor in respect of the demised premises, the lessee shall pay to the lessor an amount equal to such tax, cess, rate or assessment, as the case may be.

The lessee shall consume water for his unit at following rates from year to year.

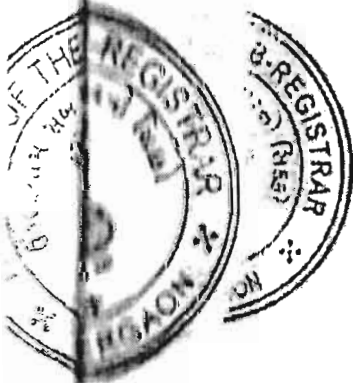
Year	Consumption per day (liters)
1 st year	: 5,000 Ltrs. per day.
2 nd year	: 5,000 Ltrs. per day.
3 rd year	: 5,000 Ltrs. per day.
Onward	: 5,000 Ltrs. per day.

Even if he fails to consume water to the extent mentioned above, he shall pay the water charges

122
K.M. 125
2-1-12

Depadepu
21/01/12

...8/-



for the Qty. equal to 70% of the above mentioned Qty. irrespective of consumption. If demand is more than 50,000 litres per day. The payment for minimum

charges for 70% of the above agreed qty. shall commence from the date on which the utilization period from the date of allotment, namely, 2 years for plot and 1 year for shed, is over, whichever is earlier. The water charges shall be payable at the prevailing water rate of the estate for the year as fixed by the corporation from time to time and on failure to pay the minimum charges, the license/lessee shall be liable to the action including termination of agreement and other steps.

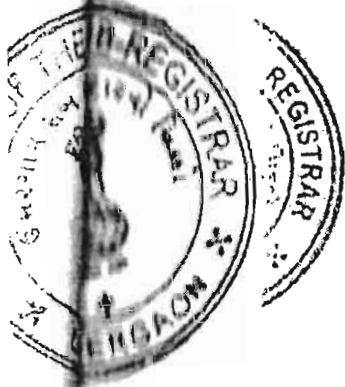
(i) NOT TO EXCAVATE :

That he will not make any excavation upon any part of the demised premises nor remove any stone, sand gravel, clay or earth, therefore except for the purpose of executing any work pursuant to the terms of this lease.

(J) ACCESS ROAD :

That the Lessee having at his own expense constructed an access road leading from the main road to the demised premises will at all times hereafter maintain the same in good Order and condition to the satisfaction of the Executive Engineer of the Lessor.

(K) That he shall observe & conform to all rules and regulations and bye-laws of the local authority concerned or any other statutory regulations in any way relating to public health & sanitation enforce for the time being & that he shall provide sufficient latrine accommodation workmen & other staff employed on the demised premises in order to keep the demised premises and surrounding clean and in good condition to the satisfaction of the Executive Engineer, and shall not without the previous consent in writing of the Executive Engineer permit any laborers or workmen to reside upon and demised premises and in the event of such consent being given shall comply strictly with the terms thereof. Failure on the part of the



Kim Kelly
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Licensee / Purchaser/
Lessee to comply with
the provision of law
regarding disposal of
Industrial

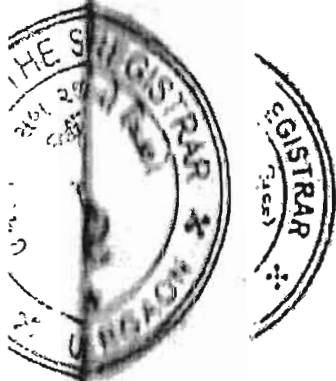
effluent shall entitle the corporation to disconnect water supply to the Licensee/ purchaser/Lessee and to resume the possession of land. The Licensee Purchaser/ Lessee shall have to take Drainage connection when intimated by the Corporation and shall have to pay all the necessary amounts towards capital amount recovery and shall have to pay regular Drainage cess as fixed by the corporation from time to time. While taking drainage connection, the Licensee/ Purchaser/lessee shall have to comply with all regulations contained in 'Drainage Regulations-1990 of GIDC.'

(kk) **COMPLIANCE WITH LAWS :**

The lessee shall comply with all laws(including Acts, rules, regulations or Order) passed, made or issued by the Government of Gujarat or by the Government of India from time to time, relating to the business or Industry carried on by the Lessee or having a bearing on the same. The lessee shall in particular comply with observe and Act according to laws on the subject of Ecology and Environment, like the Air (Prevention & control of Pollution) Act, 1981. The water (Prevention & control of Pollution) Cess Act-1977, and the Environment Protection) Act-1986. The fact of the Lessor assisting the Lessee in the matter of supplying or Providing amenities or facilities, like water sewage, Electricity, etc. shall not mean that the Lessee is thereby absolved from his responsibility or liability in respect of the same. Similarly, in respect of any scheme, project, or work under taken by the Lessor on behalf of or for the benefit of the Lessee or of the Lessee and other Industries or Persons jointly the lessee shall not thereby be deemed to have been absolved from liability under the relevant or concerned law. Nor shall it make the lessor or any of its servants or agents liable for any non-compliance, non-observance or breach of any such law. Further you will have to strictly follow the terms & conditions of

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K.M. Patel
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Gujarat Pollution Control Board, Gandhinagar.

Further you shall have to obtain fresh consent after

expiration of the present consent from time to time. The lessee shall not start production activity in the allotted plot unless and until it has effectively and completely complied with the Pollution Control Measures required to be undertaken by the any permission which may have been granted by GPCB and if the lessee without complying with the pollution measures start or continue with their Industrial Activity the lessor shall be dully bound to disconnect Electricity supply and water supply of Licensee unit even without prior notice.

kkk) **PROVISION OF SERVICES, AMINITIES, FACILITIES:**

The lessee shall be free to obtain any service amenity or facilities like water, Drainage, Electricity etc. directly from the concerned agency, like the local body, Electricity Board etc. In case the lessor makes arrangements for Procuring or supplying such services etc. for the benefit of and on behalf of the lessee separately or jointly with others and the lessee avails of the same. It shall not amount to commitment on the part of the lessor to provide the same. Nor shall it be construed as hiring of, or contract for supply of such services by the lessor to the lessee. The lessee shall not hold the lessor liable in case of any delay deficiency, insufficiency or failure in supply of such amenities facilities or service shall the lessee be deemed to be a consumer qua the Lessor in respect of the same, within the meaning of the provisions of the consumer protection Act-1986.

(L) TO REPAIR:

The thought the said term the lessee shall at his expense pave, clause and keep in good and substantial repairs and condition (including all usual & necessary internal and external painting, colour, & white washing to the satisfaction of the Executive Engineer, the building, premises drain, compound walls and the fences up to belonging all fixture and addition thereto.



K. M. Patel
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Abdul Mujib
21/11/22

(M) TO ENTER & INSPECT :

That he shall on a week's previous notice in that behalf permit the Lessor or the Managing Director

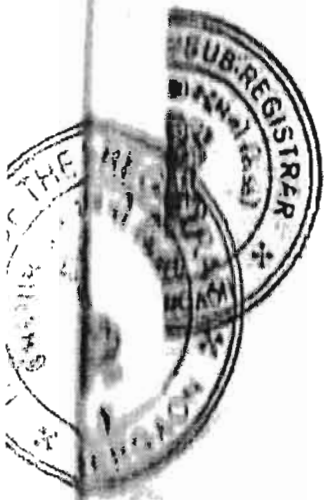
officer or the Executive Engineer and the officer surveyors, workmen and other employed by them from time to time and at all reasonable times of the day during the terms hereby granted, to enter into or upon the demised premise and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary they or any of them may by notice to the lessee call upon him to execute the repairs and upon his failure to do so within a reasonable time the lessor may execute them at the expense in all respects of the lessee.

(N) NUISANCE :

That he shall not do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents or other premises in the vicinity. That he shall not interfere or cause damage to the properties belonging to the Lessor whether located outside or inside the premises, such as water supply lines, Drainage Lines, water meters, street lights, and such other properties. In case he is found interfering or causing damage to the properties of the Lessor. It would amount to breach of the conditions of the lease and he would be liable to be evicted from the premises occupied by him under the provisions of the Gujarat Public Premises (Eviction of unauthorized occupants) Act-1972 or any other law for the time enforce and lessor will be entitled to recover the cost of making good such damages with penalty as may determine and such amount would be recoverable as an arrears of land revenue.

(O) USER :

That he will use the demised premises only for the purpose of manufacturing of Polymer Additives factory and matters connected therewith and shall not use the demised premises many part thereof for any other purpose without the permission in writing of the Managing Director officer, Provided that the demised premises shall not be used for the purpose a of a factory or any industry which by reason of emission of odour,



K.M. Patel
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Dipakumar
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Liquid, effluvia, dust smoke gas noise, vibration or fire hazard is declared as obnoxious by the lessor.

FIRE FIGHTER :-

The corporation may provide the fire fighter services in some estates as Amenities, incase of non Provisions of any delay or non availability of fire fighter at the time of fire, the Purchaser/ Licensee/Lessee will not claim any losses/damages due to this.

(P) INSURANCE :-

That he will keep the building already erected or which any by erected on the demised premises excluding foundations and plinth insured in the name of the Lessee against loss or damage by fire in a sum equivalent to the cost of the building(Excluding foundation & plinth) in some well established Insurance company.

(q) DELIVERY OF POSSESSION OFFER :-

That at the expiration or sooner determination of the said term, the lessee will quietly deliver to the lessor the demised premises and all erections and building then standing or being thereon PROVIDING ALWAYS that the lessee shall be at Liberty, if he shall have paid the rent and all Municipal and other taxes rates and assessment then due & shall have performed and assessment then due & shall have performed and observed the covenants and conditions herein contained prior to the expiration or determination, of one said term to remove & appropriate to himself all buildings erections and structures and materials from the demised premises but so nevertheless that the Lessee shall deliver to the lessor all land from which such building erections or structures may have been removed after the same is leveled and put in good order and conditions to the satisfaction of the Lessor.

FOR POWER SUPPLY :-

(1)For obtaining power supply, concerned licensee Purchaser/Lessee to the Power supply authorities in prescribed application form. He is also responsible for following up for timely receipt of Estimate and power. Corporation will not be responsible for timely receipt of Estimates or power.

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(1) Licensee/Purchaser/Lessee has to complete formalities of signing agreement, payment of

security deposit and complete wiring of Electrical installation as per I. E. rules and submit the test report for wiring from licensed Electrical contractor before release of connection.

(2) High tension consumer having power demand in excess of 500 KVA and of specific requirements shall have to make separate feeder at his cost.

(4) Full cost of high tension or low tension line both end cost of feeder and sending equipments, as the case may be, is to be borne by consumer.

No reimbursement or cost sharing is admissible to high tension or low tension consumer. For extension of load at a future date, full cost to be borne by the consumer

(5) The supply voltage and source of power shall be decided by the power supply authority for the consumer having power demand in excess of 2400 KVA.

(6) Licensee/purchaser/Lessee is liable to pay for cost of land occupied for corridor for laying Electric circuit for power supply as per the site condition and the prevalent policy of the corporation.

(7) Licensee/Purchaser/Lessee has to pay for cost of augmentation of sub-station on his pro-rate demand basis and at the rate and policy prevalent in the corporation.

(8) Licensee/Purchaser/Lessee can not seek relief of deferment of payment towards installment for delay in availability of power.

(r) **NOT TO ASSIGN:-**

That he will not transfer, assign, underlet, or part with the possession of the demised premises or any part thereof or any interest therein without the previous permission of the Lessor. For the purposes

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(K.M. Patil)
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Dupadhyay
21/12



of this covenants, any change in the constitution of the lessee shall be deemed to be a transfer by the

lessee of his interest in the demised premises in favour of another person. Provided that where the lessee is a body Corporate, a change in its Board of Directors or Managing Committee by Whatever name called shall not be deemed to be a change in the Constitution of lessee. Provided further that where the lessee for the purpose of constructing a building on the demised premises is to obtain loan from a Bank or other financial institution by mortgaging his lease hold interest in the demised premises in favour of such Bank or Institution permission of the Lessor shall be deemed to have been given subject to the conditions:

- (a) That such mortgage shall not affect the right and powers of the Lessor under this lease deed and.
- (b) That the Lessor before exercising his rights and powers under this lease deed will consult the Bank or as the case may be the financial Institutions concerned.
- (d) That he shall have to pay at a time an amount equal to one percent (1%) per year of the total value of land leased of prevailing allotment price of the Estate for the period for which the lease hold right are to be mortgaged in favour of financial institutions for securing the financial assistance/loan to be obtained by other Associated units of the lessee situated outside the GIDC estate.
- (s) **ASSIGNMENT TO BE REGISTERED WITH LESSOR AND UNEARNED INCREMENT.**

In the event of such transfer, assignment under letting or parting with there shall be delivered by the lessee at his expense a notice thereof to the Managing Director officer of the Lessor as the Lessor may direct within twenty days from the date on which the transfer assignment under letting or parting with becomes effective whether by registration thereof under the Indian Registration Act or otherwise, Provided that in the event of such transfer, assignment, under letting or parting with fifty percent

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of the unearned increment that may be accrued to the lessee shall be paid by the lessee to the Managing

Director officer of the Lessor Provided further that the unearned increment shall be valued by the Chief Accounts Officer of the Lessor and the decision of the Chief Accounts officer will be binding on the lessee.

(t) **NOTICE INCASE OF DEATH ETC.**

In the event of death, insolvency or liquidation of the lessee in the person whom the title shall vest on the account thereof shall cause notice thereof be given to the lessor within one month from the date of such vesting.

- (u) You shall have to fill- up at least 85% Posts in your Industrial units by local persons and for Manager and Supervisory cadres at least 50% Posts shall have to be filled by the local persons. The expression 'Local person' shall mean a person domiciled in Gujarat State for minimum 15 years shall be considered as 'Local Person'.

3. SUMS PAYABLE BY LESSEE RECOVERABLE AS ARREARS OF LAND REVENUE.

All sums payable by the lessee to the lessor under these presents and recoverable by the lessor from the lessee under these presents and under the Gujarat Industrial Development Act 1962 and all charges and expenses incurred by the lessor in connection therewith shall be recoverable from the lessee as arrears of land revenue under section 28-R or as the case may be section-41 of that Act.

4. BREACHOF CONVENENTS:

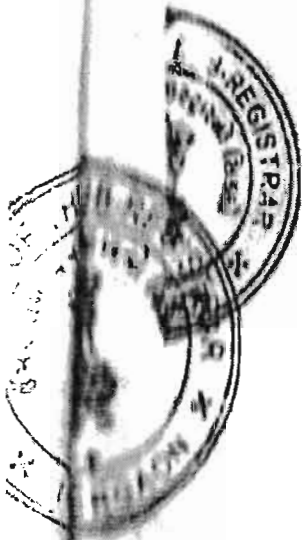
If the said rent hereby reserved or any installment of Premium price shall be in arrears for more than two months whether the same shall have been legally demanded or not or if & wherever there shall be a breach by the lessee of any of the covenants herein contained the lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the lessee on account of buildings or improvements built or carried on the demised

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Dupadhyay

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... 16/-



Premises or claimed by the lessee on account of such built improvements, PROVIDED ALWAYS that the power of re-entry herein before contained shall not be exercised unless and until the Managing Director officer of the Lessor shall have given to the lessee notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after giving or such notice.

5. **ALTERNATION OF ESTATE RULES :**

The lay out of the Sarigam Notified Industrial Area/Estate, the building conditions and other regulations & covenants relating thereto other than the premises hereby demised may be altered by the Lessor time to time as the Lessor thinks fit and lessee shall have no right to required enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

6. **ALLOTMENT LETTER & MARGINAL NOTES :**

The lessor had issued in respect of the demised Premises an Allotment letter No. 20458 dtd. 17/02/1994 & Corrigendum Order No. 10386 dtd. 20/11/1998 & Final Transfer Order No. 1362 dtd. 05/06/2007 & Final Transfer Order No. GIDC/DM/PI/PLT/FTO/SRG/4629 dtd. 20/10/2011. The terms & conditions of the said allotment letter will form part of this Agreement & Deed of Rectification executed on 19/04/1999 & Supplementary Agreement has been executed on 19/5/2007 & 20/10/2011. The marginal notes do not form part of lease and shall not be referred to for construction or interpretation thereof.

7. **STAMP DUTY :**

The stamp duty payable in respect of this indenture shall be borne by the Lessee. Registration charges payable in respect of this indenture and duplicate thereof shall be borne by the Lessee. The lessee shall retain the duplicate of this indenture and original indenture shall remain with the Lessor. The lease deed shall be registered at a place within the take of Gujarat where such registration is permissible under the provisions of the Indian Registration Act.

Kim...
21/11/12

W. Padhyay
21/11/12



SCHEDULE
(Description of Land)

All that Piece of land Known as Plot No. 2816 in the Sarigam Notified Industrial area consisting Revenue survey Nos. 431/P & 433/P, within the village Limits of Fansa, Taluka Umbergaon, District-Valsad, containing by admeasurements 25,227 Sq. Mtrs. or there about and bounded as follows, that is to say

On or towards the North by : Plot No. 2817 & GIDC Boundry
On or towards the South by : Plot No. 2701, 2703 & 16.00 Mtr
Wide Road
On or towards the East by : 16.00 mtrs Wide road.
On or towards the West by : 16.00 mtrs Wide road & Survey
No. 446

In witness whereof the Lessor has caused Shri K. M. Patel, Age - 55, Residing at GIDC, Vapi, power of attorney holder of SHRI T. K. PANDOR, DIVISIONAL MANAGER(S,G.), an officer authorized by it, to set his hand and affix the common seal hereto, and the Lessee has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED & DELIVERED

BY SHRI T. K. PANDOR
DIVISIONAL MANAGER(S.G.)
AN OFFICER OF THE
G. I. D. C. VAPI



[Signature]
DIVISIONAL MANAGER (S.G.)
GIDC, VAPI

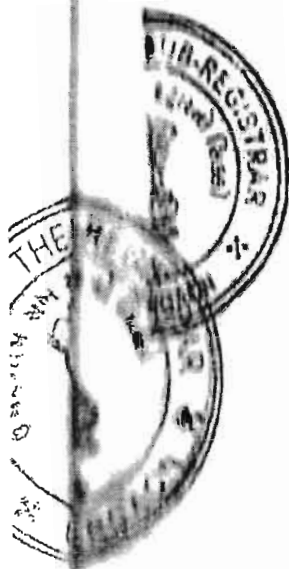


In the presence of.....

- 1. Name (Full Name in Block Letters) : SHRI A.M. PATEL
- Age : 47
- Occupation : Service.
- Address : GIDC, Office, Vapi.
- Signature : *[Signature]*
- 2. Name (Full Name in Block Letters) : SHRI H.L. PATEL
- Age : 43
- Occupation : Service.
- Address : GIDC, Office, Vapi.
- Signature : *[Signature]*

[Handwritten signature]
K.M. Patel
21-12

[Handwritten signature]
Dipaditya
21/12

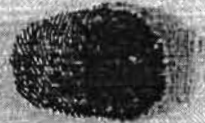


SIGNED, SEALED & DELIVERED
M/s. Kalpataru Organics Pvt. Ltd.
Through It's Authorized Director Signatory
Shri DARSHAK N. UPADHYAY



For Kalpataru Organics Pvt. Ltd.

D. Upadhyay
Authorised Signatory



1. Name (Full Name in Block Letters)

Age
Occupation
Address
Signature

: Ajbani Bheegwan Das K.
: 40
: Business
: GUDDE VADI
: [Signature]

2. Name (Full Name in Block Letters)

Age
Occupation
Address
Signature

: SHRI T. B. PATEL
: 41
: Service
: GROC. VADI
: T.B.P

125
X.M.B.S.
21/12

D. Upadhyay
21/01/12



UMG		
143		
2012		

Serial No. 143

Presented of the office of the Sub-Registrar of
S.R.O - UMBERGAON Between the hour of
10 to 13 on Date **21/01/2012**

Receipt No:- **2012235000206**

Received Fees as following	Rs.
Registration	30
Postage	70
Other Fees	0
TOTAL :-	100



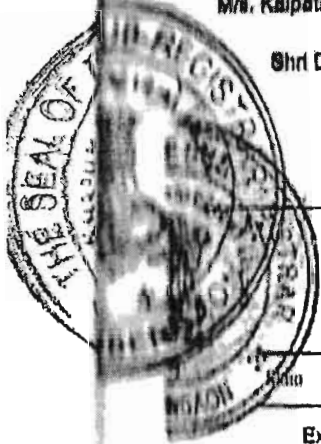
(Signature)
 M/s. Kalpataru Organics Pvt. Ltd. Through its
 Authorized Signatory
 Shri Darshak Natwarlal Upadhyay

(Signature)

(P G JADAV)
 Sub Registrar
 S.R.O - UMBERGAON

(Signature)

(P G JADAV)
 Sub Registrar
 S.R.O - UMBERGAON




Sl. No.	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing 1.000	Shri K.M.Patel, (Power of Attorney Holdr of Shri T.K.Pandor, Divisional Manager(S.G.), GIDC Vapi, Executing Party - Adult Service)Vapi-Admits execution by Shri T.K.Pandor, Divisional Manager(S.G.), GIDC Vapi GIDC Vapi, Ta.Pardi	55			<i>(Signature)</i>
Claiming 1.000	M/s. Kalpataru Organics Pvt. Ltd. Through its Authorized Signatory Shri Darshak Natwarlal Upadhyay Plot No. 2816, GIDC Sarigam	26			<i>(Signature)</i>

(Signature)
(Signature)

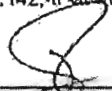
Executing Party
 admits execution

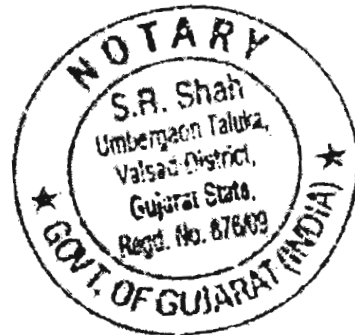
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2012		


1	Book No.	142	Registered No.
Date: 21/01/2012			

P.G. JADAV
Sub Registrar
S.R.O - UMBERGAON

દસ્તાવેજ અનુ. નં. 142, (1) પ્રમાણિત છે.


P.G. JADAV
Sub-Registrar
S.R.O - UMBERGAON



TRUE COPY

S.R. SHAH
ADVOCATE & NOTARY PUBLIC
Valsad District Govt. Of Gujarat
INDIA

રજીસ્ટ્રેશન પર્ટીકલ

પર્ટીકલ નંબર: ૨૦૧૨૨૩૫૦૦૦૨૦૬ દસ્તાવેજ નંબર: ૧૬૩ દસ્તાવેજ વર્ષ: ૨૦૧૨

તારીખ: ૨૧ માર્ચ ૨૦૧૨ સને: ૨૦૧૨

દસ્તાવેજનો પ્રકાર: સામો લેખ અથવા બીજા નકલ મૂલ્ય: રૂ. ૦૦૦

રજી.કરનારનું નામ: M/s. Kelpataru Organics Pvt. Ltd. Through its Authorized Signatory

શ્રી Dattshah Natwarlal Upadhyay

નીચે પ્રમાણે ફી પડેલી: ૩. પેસા

રજીસ્ટ્રેશન ફી.....	૩૦
નકલ કરવા ની ફી સાર્ટાઈડ / કોલોની.....	૦
રીવોની નકલ કરવા માટે ફી.....	૦
ટપાલ ખર્ચ.....	૭૦
નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭).....	૦
ગ્રોથ અગર તપાસણી.....	૦
દંડ કલમ-૨૫.....	૦
કલમ-૩૪ (કલમ-૧૭).....	૦
નકલ ફી કોલોની.....	૦
ઈન્ડેક્સ-૨ ફી.....	૦
બા સિવાયની બાબતોની ફી.....	૦



કુલ બેકેટરે ૩	૧૦૦
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અફે રૂપીયા એકસો પુરાં.

દસ્તાવેજ

નારદિવસે તૈયાર કરેલ છે.

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં ખાખવામાં

આવશે

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Plot No. 2816, GIDC Sarlgam

(P. G. JADAV)

સહ રજીસ્ટર

ઉપરબંધ

For Kelpataru Organics Pvt. Ltd.

અગર

Dattshah Natwarlal Upadhyay

ને આપશે

Authorized Signatory

IGR-NIC(G) 7195011087906252440

21/3/2012 12:42:45 pm

TRUE COPY

S. R. SHAH
ADVOCATE & NOTARY PUBLIC
Valsad District Govt. Of Gujarat
INDIA



TRUE COPY
S.R. SHAH
 ADVOCATE & NOTARY PUBLIC
 Valsad District Gov. Of Gujarat
 INDIA

IGR-NIC(G) 7195011087906252440 ૧૧/૧૦/૧૨ ૩:૧૨:૨૩ pm

For Kalpataru Organics Pvt. Ltd.
 Plot No. 2816, GIDC Sanjam
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.



જેટલું હોય તે

સાંચિત કરવામાં આવેલ છે
 ૦-૨૫-૨ ડી.
 ૦-૧૫ ડી ડી(પી)
 ૦-૨૫-૩૪ (૨૫૫-૧૦)
 ૦-૨૫-૩૫
 ૦-૨૫-૩૬
 ૦-૨૫-૩૭
 ૦-૨૫-૩૮
 ૦-૨૫-૩૯
 ૦-૨૫-૪૦
 ૦-૨૫-૪૧
 ૦-૨૫-૪૨
 ૦-૨૫-૪૩
 ૦-૨૫-૪૪
 ૦-૨૫-૪૫
 ૦-૨૫-૪૬
 ૦-૨૫-૪૭
 ૦-૨૫-૪૮
 ૦-૨૫-૪૯
 ૦-૨૫-૫૦

શ્રી કલપતારુ ઓર્ગેનિક પ્રાઇવેટ લિમિટેડ
 M/s. Kalpataru Organics Pvt. Ltd. Through its Authorized Signatory.
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.

અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.
 અધિકાર સંપાદન સુધારા સંસ્થા દ્વારા સંચાલિત.

સંચાલિત કરવામાં આવેલ છે

Presented of the office of the Sub-Registrar of

S.R.O - UMBERGAON Between the hour of

13 to 14 on Date 07/04/2018

Receipt No :- **2018235002813**

Received Fees as following Rs.

Registration 30

Postage 70

Other Fees 0

TOTAL :- 100



J. G. Shah

M/s. Goldstab Organics Pvt. Ltd Through its Authorized Signatory Shri Jignesh Shah

(P G JADAV)

(P G JADAV)

Sub Registrar

S.R.O - UMBERGAON

(P G JADAV)

(P G JADAV)

Sub Registrar

S.R.O - UMBERGAON

Party Name and Address

Age

Photograph

Thumb Impression

Signature

Shri Bharat C.Vashi, Assistant Office Of GIDC Vapi Ta Vapi Dist Valsad

43



Bharat C Vash

GIDC Vapi, Ta.Pardi

M/s. Goldstab Organics Pvt. Ltd Through its Authorized Signatory Shri Jignesh Shah

46



J. G. Shah

Plot No. 2816, GIDC Sarigam, Ta. Umbergaon, Dist. Valsad

Executing Party admits execution

Bharat C Vash

J. G. Shah

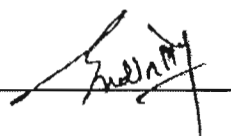


2 Azhruddin Abbas Shekh
Dapchari, Dahanu

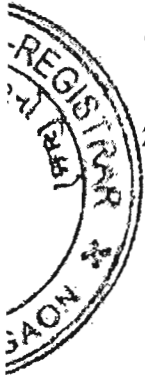



State that they personally known
above named executant and
Indetifies him/them.

1. 

2. 

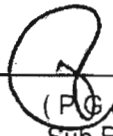
Date 7 Month April - 2018




P G JADAV
Sub Registrar
S.R.O - UMBERGAON

Received Copies of Certified Evidence of Seller , Buyer and
Identifiers of Document

Date 07/04/2018


(P G JADAV)
Sub Registrar
S.R.O - UMBERGAON

આચાર્ય શ્રીમદેવજી શા, સુરેશ સુબ્રહ્મણ્ય શા, સુરેશ સુબ્રહ્મણ્ય શા,
અમલકા નરસિંહ શા, સુરેશ સુબ્રહ્મણ્ય શા અને
અમલકા શિવ શા સહી કરેલ છે.


સબ રજીસ્ટ્રાર, ઉમ્બેરગામ

Date : 27/07/2018

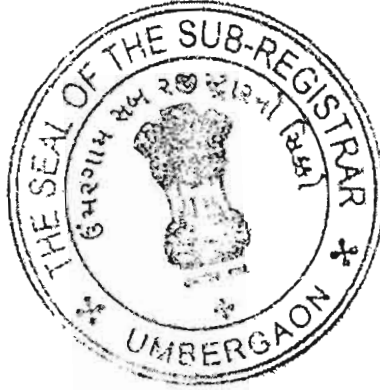
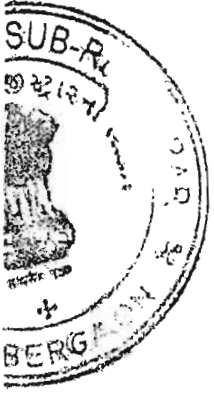


(P G JADAV)
Sub Registrar
S.R.O - UMBERGAON

દસ્તાવેજ અનુ. નં.1408,ની આ બીજીપ્રત છે.



P G JADAV
Sub-Registrar
S.R.O - UMBERGAON





GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION

(A GOVT. OF GUJARAT UNDERTAKING)

Office of the Executive Engineer,

PLOT NO.C-5/101, OPP. TEL. EXCHANGE, GIDC, CHAR RASTA, VAPI -396 195 GUJARAT

Website: www.gidc.gov.in email: xen-vapi@gidcgujarat.org

☎ [0260] 2430883 2432667,670 FAX No. 2420502

NO.GIDC/XEN/VPI/DB/PB/ 1412.

Date: 2 AUG 2013

To

M/S. KALPATARU ORGANICS PVT. LTD.,
PLOT NO. 2816.
GIDC, SARIGAM.

Sub.: **Approval of Plan of the Proposed construction/ revised construction Plot/Shed/Commercial Building Residential Building & addition & Alteration on Plot/Shed No. 2816 GIDC, SARIGAM. - M/S. KALPATARU ORGANICS PVT. LTD.,**

Ref.: Your letter No. Nil. Dated. 31/01/2013.

Dear Sir/s,

Gujarat Industrial Development Corporation is pleased to inform you that the plans sent by you are approved by this office for construction subject to the following conditions:

- 1) The drawings are subject to approval by the Chief Inspector of factories. The drawings are subject to checking of structural soundness and safety by your Engineer.
- 2) The drawings will be subject to the revision under the regulations formulated by the Corporation from time to time.
- 3) The drawings are subject to approval of local bodies such as GEB, PWD, Panchayat, Municipality etc.
- 4) The full plot is allowed to you and full possession is taken by you.
- 5) Septic Tank, Soak pit Manholes etc. shall be provided with C.I. heavy cover.
- 6) Effluent shall be treated as per I.S.S. 2490 Part-I, amended 1981 and plans for the same should be submitted before commencement of the factory.
- 7) All gate of compound should be inward and be provided with stop which prevent the gate from opening outwards towards the front path or road.
- 8) Under the license, one shall have to complete the construction within the stipulated time limit prescribed under the agreement.
- 9) Plans are approved subject to the plantation of one tree per 100sq.mt. in plot for plot area up to 1000 sq.mt. & three trees per 200 sq.mt. for plot area more than 100sq.mt. Area.
- 10) Addition and alteration in the existing shed of GIDC shall be carried out without affecting the structural soundness of the existing structures, and no claim shall be entertained in case of damages to the property. The work of addition & alteration shall be carried out at your risk and cost.
- 11) Trusses, Beams etc. of expansion/Extension area shall not be provided on opening of the existing shed because lintels provided for doors; windows & rolling shutters are not designed to take additional loads of expansion/extension area of building.
- 12) The layout of internal drainage and up to last chamber within the plot has not been verified. Before fixing the levels of the last chamber in the plot, please verify/ obtain the invert level of the nearest GIDC Manhole to ensure the flow by gravity of effluent from the factory to GIDC Manhole.

- 13) This approval is valid for the period of two years from the date of this approval letter only.
- 14) The allottee will have to obtain extension of utilization period from the Corporation.
- 15) Allottee will have to pay all outstanding dues of the Corporation within 30 days.
- 16) Allottee will have to pay Notified Area Tax to Notified Area Officer.
- 17) The fact of the approval of the plan shall not be prejudicial to the Corporation's right to take any action under the provisions of disposal of property regulations, disposal of land regulations, Lease Deed, Conveyance Deed, Form of Agreement, Agreement for Sale, Offer Letter, Allotment Letter as well as recovery of dues or action under any act in force.
- 18) Allottee will have to remove the unauthorized violative construction of area _____ sq.mt. from the plot/shed in 60 days according to bond given by you.
- 19) Since the land being allotted is low level, the allottee will take sufficient safeguard to protect all constructions erections ensure the same from damage due to flood, submergence etc. The Allottee will have no right whatsoever to claim any damages on account of such events.
- 20) Only one approach of 7.5 mts. Length will be allowed from the GIDC road. The required size of the pipe & level to be got approved from the Deputy Executive Engineer, Sarigam before providing the pipe.
- 21) You will abide by the provisions of the buildings and other constructions work. (Regulation of Employment and Conditions of Services) Act, 1996 and Gujarat Rules-2003.

Gujarat Industrial Development Corporation is looking forward towards the completion of the factory building and its success.

With best wishes,
Yours faithfully,



**EXECUTIVE ENGINEER,
G.I.D.C., VAPI.**

Encl: Drawings -2 Sets &
Circular No. GIDC/O&DL/CIR/ENG/HQ/34/99 dated 25/06/1999.

Copy f.w.c.s.to:

The Divisional Manager, GIDC, Vapi.....along with one copy of approved drawing for information and record

Copy to:

- 1) The DEE, Sarigam.....along with one set of approved drawing for information and necessary action.
- 2) The Chief Officer, Notified Area, GIDC, Sarigam. ... for information & necessary action.
- 3) **Deputy Director, Industries Safety & Health, Valsad.**



Gujarat Industrial Development Corporation

(A Govt. of Gujarat Undertaking)

Office of the Regional Manager, GIDC

Plot No C/5,101, Nr. Telephone Exchange, New Office Bldg, Cross Road, GIDC Industrial Estate, Vapi-396195, Phone - (02602) 432805,432667,432670, Mail Id - rmvapi@gidcgujarat.org, website:

www.gidc.gujarat.gov.in



NO:GIDC/RM/VAP/AM/FO/SAR3/24

Date :13/07/2022

BY RPAD:

ORDER

Sub: Amalgamation of plot Nos.2816., 2817/2 at Sarigam industrial Industrial Estate.

Plot No.2816., 2817/2 admeasuring 25227, 7690.65 sq.meters at Sarigam industrial Industrial Estate have been allotted/transferred in favour of **GOLDSTAB ORGANICS PVT.LTD.** vide order dated 16/05/1995, 24/07/2012.The License Agreement in respect of the said plots have been executed on . respectively The Lease Deeds in respect of the said plots have been executed on 21/01/2012, 30/07/2016 respectively. The Lessee has applied to the Corporation for amalgamation of the said plots as the same are held by the single entity. The Lessee has paid all dues of the Corporation including full payment & revenue charges for the year 2021. He has also paid fee for developmental / amalgamation charges @ Rs.2.50 per sq.mtrs. amounting to Rs.97,109.00 (**Rs Ninety-Seven Thousand One Hundred Nine Only**) as well as administrative charges as per the policy of the Corporation. Since both the plots are utilized by same entity as a compact block for same purpose, amalgamation of the said plot No.2816.,+2817/2 considering as a compact block of 32917.65 sq.mtrs, is hereby approved. The said plots, now therefore, stands amalgamated with effect from 07/07/2022, in the name of **GOLDSTAB ORGANICS PVT.LTD.**. Upon amalgamation of the plots, drawings for construction of building confirming to the building bye-laws of the Corporation is to be got approved by the Licensee from the Executive Engineer,GIDC, Vapi. The unauthorised construction which is of non-violative nature if any shall be got regularised as per the building bye-laws of the Corporation and the violative construction should be removed by the Lessee **GOLDSTAB ORGANICS PVT.LTD.**.

**Regional Manager,
G.I.D.C,Vapi**

To,
**GOLDSTAB ORGANICS PVT.LTD.,
INDL. PLOT NO. 2816, GIDC, SARIGAM,
TA-UMBERGAON, DIST-VALSAD.
396155**

- Copy to:
1. The Executive Engineer,GIDC, **Vapi.**
 2. The Sr. Accounts Officer, GIDC, **Vapi.**
 3. The Dy. Ex. Engineer,GIDC,**Sarigam industrial, Dist. Vapi**
 4. The Chief Officer, Notified Area Office,GIDC, **Sarigam industrial, Dist. Vapi**

Validity unknown

Digitally signed by DS GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION
Date: 2022.07.13 16:19:45 IST
Reason: D M PARMAR REGIONAL MANAGER
Location: Vapi



OFFICE OF THE REGIONAL MANAGER

GIDC Administrative Office Building,
Plot No. C-5/101, Char Rasta,
G.I.D.C., Vapi - 396 195. Dist. - Valsad.
(Ph.) 0260- 2432667 / 2432670 (FAX) 0260 - 2420502
e-mail : rmvapi@gidcgujarat.org.

No.GIDC/RM/VPI/ALT/PLT/FTOI/3348

Date : 26 SEP 2016

/ OFFICE ORDER /

**SUB : Change of Constitution / Name & Transfer of Indl. Plot No.2816
at Sarigam Industrial Estate.**

A Indl. Plot of land No.2816, having plot area admeasuring about 25227 was allotted transferred to M/s. Kalpataru Organics Pvt. Ltd., in Sarigam Indl. Estate of the Corporation on 21/10/2011. The Lease Deed has been executed on 21/01/2012. You have applied to the Corporation for Change of Constitution / Name & transfer of the said Indl. Plot in favour of M/s. Goldstab Organics Pvt. Ltd., for manufacturing of PVC Heat Stabilizers & Metallic Stearates. Certain terms & Condition have been stipulated by the Regional Manager, Vapi as per letter No.2865, dtd.30/08/2016.

The Lessee has paid all dues of the Corporation upto date. He has also paid the Corporation's Administrative charges Rs.1150/-. The Deed of Declaration execute on 13/09/2016. The Plot now therefore stands Change of Constitution / Name & transfer in the name of M/s. Goldstab Organics Pvt. Ltd., with effect from 17/09/2016. This transfer permission shall not to be considered as valid under the building bye-laws of the Corporation, if any unauthorized construction is carried out by Transferee, the same shall not be considered that Corporation has regularized the same, Transferee shall have to remove/demolish, non-violative construction or shall have to be got approved from the Corporation. The Water requirement as per transfer application for 1st year - 2nd year - & 3rd year - 5000 litres/per day only.

Transferee shall have to contact to Deputy Executive Engineer (W/s.), GIDC, Sarigam regarding change of name of water supply connection.

REGIONAL MANAGER,
GIDC, VAPI.

To,

[1] M/s. Goldstab Organics Pvt. Ltd.
Indl. Plot No: 2816,
GIDC, Sarigam - 396 155

[2] M/s. Kalpataru Organics Pvt. Ltd.,
Indl. Plot No. 2816,
GIDC, Sarigam - 396 155

Copy to [1] The Executive Engineer, GIDC, Vapi.
[2] The Dy. Chief Accounts Officer, GIDC, Vapi.
[3] The Deputy Executive Engineer, GIDC, Sarigam.
[4] The Chief Officer, Notified Area, GIDC, Sarigam.
[5] S.I.A. / C.E.T.P., GIDC, Umbergoan.
[6] The Computer Branch, D.M./R.M. Office, GIDC, Vapi....for data entry purpose.



INDUSTRIAL ALL RISKS POLICY

Insured's Name	: GOLDSTAB ORGANICS PVT LTD		
Insured's Details		Issuing Office Details	
Customer ID	: PO31691025	Office Code	: NEW INDIA CENTRE DO (131300)
Address	: PLOT NO 2816, ROAD NO.26, CHEMICAL ZONE, G.I.D.C., SARIGAM, TALUKA UMBARGAON, DIST-VALSAD, SARIGAM, GUJARAT, 396155	Address	: 10TH FLOOR, NEW INDIA CENTRE, 400039 MAHARASHTRA, 400039.
Phone No	: XXXXXX0285	Phone No	: 02222811187 / 02222870346
E-mail/Fax	: sumit.shah@goldstab.com, jignesh@goldstab.com /	E-mail/Fax	: nia.131300@newindia.co.in /
PAN No	: AABCK3689H	S.Tax Regn. No	: AAACN4165CST178
GSTIN/UIN	: 24AABCK3689H1ZE / NA	GSTIN	: 27AAACN4165C3ZP
		SAC	: 997137 (Other property insurance services)

Policy Details			
Policy Number	: 13130011230600000001	Business Source Code	
Period of Insurance	: From: 26/12/2023 12:00:01 AM To: 25/12/2024 11:59:59 PM	Dev.Off. level/Broker/Corp. Agent/CPSC User	: MRS.M.J.UNWALLA - (1D13699532)
Date of Proposal	: 26-Dec-23	Agent/Bancassurance/ SPECIFIED PERSON	: MR. MIHIR VAKHARIA, (NIA1D13692699) AGENT SITE 11600 (1D13702800)
Prev. Policy no.	: 13130011220600000001	Phone No	: 9819880285 / 9820514094
Client Type	: Corporate	E-mail/Fax	: mihirvakharia8285@gmail.com, / /

Financier(s) Details	
Sl. No.	Name of the Financiers
1	STATE BANK OF INDIA
2	CITI BANK

Premium	GST	Total(₹)	Total:(₹ in words)	Receipt No. & Date
2,579,497	464,309	30,43,806	RUPEES THIRTY LAC FORTY-THREE THOUSAND EIGHT HUNDRED SIX ONLY	1313008123000002430 7 - 22/12/23

Co-Insurance Details				
Sl. No.	Company	Office Code	% Share	Premium Share(₹)
1	NEW INDIA ASSURANCE CO. LTD.	NEW INDIA CENTRE DO	51	1315544
2	BAJAJ ALLIANZ GENERAL INSURANCE CO. LTD.	001919 COR PORATE MARKETING MUMBAI	49	1263954

SECTION-I - MATERIAL DAMAGE

Sl. No.	Location / Premises	IIB Occupancy Code	Occupancy Description	Business	Sum Insured(₹)
1	SARIGAM, BLDG, COMPOUND WALL, SOCIETY GATES ALL INCL. PLINTH & FOUNDATIONS, SECURITY CABINS, INTERNAL ROAD, SOCIETY FENCING, NEW FINISHED GOODS WAREHOUSE BLDG, NEW LIQUID PLANT BLDG & BOOSTER ROOM & SUCH OTHER UTILITIES PERTAINING TO INSURED.-396155	8	Chemical Manufacturing (Others), Pharmaceutical s, Toiletry products	Chemical Manufacturing(others), Pharmaceuticals, Toiletry products	275505714

MAKER	
CHECKER	
AUDITOR	
AUTHORISER	

Signature valid

Digitally signed
by AN GAJANEYEE
PAN: 24AABCK3689H
Date: 2023.12.22

Policy No : 13130011230600000001 Document generated by 24040 at 22/12/2023 16:06:28 Hours.
Regd. & Head Office: New India Assurance Bldg., 87 M.G Road, Fort, Mumbai - 400 001. TOLL FREE No. 1 800 209 1415

For redressal of your grievance, if any, you may approach any one of the following offices- 1. Policy Issuing office 2. Regional office 3. Head office. In case, you are not satisfied with our own grievance redressal mechanism, you may also approach Insurance Ombudsman. For details of our office addresses and addresses of office of Insurance Ombudsman, please visit our website <http://newindia.co.in>

2023-500465/HO-3



2	SARIGAM.OFFICE EQUIPMENTS AND COMPUTERS WITH ALL ATTACHMENTS, FITTINGS, ACCESSORIES, PRINTERS, SCANNERS AND SUCH OTHER ITEMS PERTAINING TO INSURED.-396155	8	Chemical Manufacturing (Others),Pharmaceutical s, Toiletry products	Chemical Manufacturing(others), Pharmaceuticals, Toiletry products	5964373
3	SARIGAM,PIPING AND DUCTING OF ALL THE PREMISES.-396155	8	Chemical Manufacturing (Others),Pharmaceutical s, Toiletry products	Chemical Manufacturing(others), Pharmaceuticals, Toiletry products	54687696
4	SARIGAM,FFF.OFFICE EQUIPMENTS, ACS,TVS,CCTVS,COMPUTERS WITH ATTACHMENTS,PRINTERS, SCANNERS ETC.,TABLES, CHAIRS, TELEPHONE SYSTEMS, CABINS, SERVERS WITH ALL FITTINGS & ATTACHMENTS & SUCH OTHER ITEMS OF INSURED.-396155	8	Chemical Manufacturing (Others),Pharmaceutical s, Toiletry products	Chemical Manufacturing(others), Pharmaceuticals, Toiletry products	10156805
5	SARIGAM,PLANT & MACH WITH ALL ITS ACCESSORIES,INSTALLATIONS, SPARES, CONSUMABLES,ELECT RIC FITTINGS & INSTALLATIONS OF ALL UNITS/BLDGS,MOTORS, LAB EQUIPMENT'S,NEW LIQUID PLANT & MACH.SOLAR PANELS & SUCH OTHER ITEMS OF INSURED.-396155	8	Chemical Manufacturing (Others),Pharmaceutical s, Toiletry products	Chemical Manufacturing(others), Pharmaceuticals, Toiletry products	309897170
6	SARIGAM,STOCK INCLUDES, STOCK OF RAW MATERIALS, WORK IN PROGRESS,SEMI-FINISHED & FINISHED GOODS, STORES & SPARES, & PACKING MATERIALS,SCRAPS & WASTE & SUCH OTHER ITEMS OF INSURED.-396155	8	Chemical Manufacturing (Others),Pharmaceutical s, Toiletry products	Chemical Manufacturing(others), Pharmaceuticals, Toiletry products	520000000

SECTION-II - BUSINESS INTERRUPTION INSURANCE

Indemnity Period-FLOP (Months)	12
Specification(Turnover/Output/Difference/Revenue/Professional fees/Basis)	Alternate Basis

Item-wise break-up of Sum Insured

Sl. No.	Description of Item	
1	Net Profit	44,00,00,000
2	Standing charges	26,00,00,000
3	Any other (specify)	0

Indemnity Period-MLOP (Months)	0
Sum Insured for MLOP	₹0

Add on Covers Opted

Sl. No.	Add on cover : Sum Insured In ₹
1	
Compound Wall SI	: 0
Escalation	: 0

Block Details (Attached to and forming part of policy):

Sl. No.	Location Name	Location Address	Description of Property	On Building including Plinth & foundations (in ₹)	On Plant, Machinery and accessories (in ₹)	On Furniture, fittings, fixtures and other contents (in ₹)	On Piping (in ₹)



1	SARIGAM	PIPING AND DUCTING OF ALL THE PREMISES.	RISK INSPECTION DONE BY K.M.PANJESH AH INSURANCE SURVEYORS AND LOSS ASSESSORS ON 07/11/2023. THE POLICY IS SUBJECT TO 5% MARGIN CLAUSE.REST ALL FREE ADD ON COVERS AS PER ENDORSEMENT.	0	0	0	5,46,87,696
2	SARIGAM	BLDG.COMPOUND WALL,SOCIETY GATES ALL INCL.PLINTH & FOUNDATIONS,SECURITY CABINS,INTERNAL ROAD,SOCIETY FENCING, NEW FINISHED GOODS WAREHOUSE BLDG, NEW LIQUID PLANT BLDG & BOOSTER ROOM & SUCH OTHER UTILITIES PERTAINING TO INSURED.	RISK INSPECTION DONE BY K.M.PANJESH AH INSURANCE SURVEYORS AND LOSS ASSESSORS ON 07/11/2023. THE POLICY IS SUBJECT TO 5% MARGIN CLAUSE.REST ALL FREE ADD ON COVERS AS PER ENDORSEMENT.	27,55,05,714	0	0	0
3	SARIGAM	PLANT & MACH WITH ALL ITS ACCESSORIES,IN STALLATIONS,SPARES, CONSUMABLES,ELECTRIC FITTINGS & INSTALLATIONS OF ALL UNITS/BLDGS,MOTORS,LAB EQUIPMENTS,NEW LIQUID PLANT & MACH,SOLAR PANELS & SUCH OTHER ITEMS OF INSURED.	RISK INSPECTION DONE BY K.M.PANJESH AH INSURANCE SURVEYORS AND LOSS ASSESSORS ON 07/11/2023. THE POLICY IS SUBJECT TO 5% MARGIN CLAUSE.REST ALL FREE ADD ON COVERS AS PER ENDORSEMENT.	0	30,98,97,170	0	0
4	SARIGAM	FFF,OFFICE EQUIPMENTS, ACS,TVS,CCTVS, COMPUTERS WITH ATTACHMENTS,PRINTERS, SCANNERS ETC.,TABLES, CHAIRS, TELEPHONE SYSTEMS, CABINS, SERVERS WITH ALL FITTINGS & ATTACHMENTS & SUCH OTHER ITEMS OF INSURED.	RISK INSPECTION DONE BY K.M.PANJESH AH INSURANCE SURVEYORS AND LOSS ASSESSORS ON 07/11/2023. THE POLICY IS SUBJECT TO 5% MARGIN CLAUSE.REST ALL FREE ADD ON COVERS AS PER ENDORSEMENT.	0	0	1,01,56,805	0



5	SARIGAM	STOCK INCLUDES, STOCK OF RAW MATERIALS, WORK IN PROGRESS, SEMI-FINISHED & FINISHED GOODS, STORES & SPARES, & PACKING MATERIALS, SCRAPS & WASTE & SUCH OTHER ITEMS OF INSURED.	RISK INSPECTION DONE BY K.M.PANJESHAH INSURANCE SURVEYORS AND LOSS ASSESSORS ON 07/11/2023. THE POLICY IS SUBJECT TO 5% MARGIN CLAUSE.REST ALL FREE ADD ON COVERS AS PER ENDORSEMENT.	0	0	0	0
6	SARIGAM	OFFICE EQUIPMENTS AND COMPUTERS WITH ALL ATTACHMENTS, FITTINGS, ACCESSORIES, PRINTERS, SCANNERS AND SUCH OTHER ITEMS PERTAINING TO INSURED.	RISK INSPECTION DONE BY K.M.PANJESHAH INSURANCE SURVEYORS AND LOSS ASSESSORS ON 07/11/2023. THE POLICY IS SUBJECT TO 5% MARGIN CLAUSE.REST ALL FREE ADD ON COVERS AS PER ENDORSEMENT.	0	0	59,64,373	0
Total				27,55,05,714	30,98,97,170	1,61,21,178	5,46,87,696

Sl. No.	On Cabling(In ₹)	On Stocks and Stocks in process (In ₹)	On Stocks held in trust (In ₹)	Material stored in the Open/Gas holders/Tank farms(In ₹)	Total Sum Insured at the location(In ₹)	Sum Insured of the contents of process block (In ₹)
1	0	0	0	0	5,46,87,696	5,46,87,696
2	0	0	0	0	27,55,05,714	0
3	0	0	0	0	30,98,97,170	30,98,97,170
4	0	0	0	0	1,01,56,805	1,01,56,805
5	0	52,00,00,000	0	0	52,00,00,000	52,00,00,000
6	0	0	0	0	59,64,373	59,64,373
Total	0	52,00,00,000	0	0	1,17,62,11,758	90,07,06,044

The Insurance under this policy is subject to

Warranties	: N/A
Endorsements	: N/A
Clauses	: Clause1 - Agreed bank Clause, Clause3 - Designation of property clause.
Special Condition	: POLICY IS SUBJECT TO DESIGNATION OF PROPERTY CLAUSE, REINSTATEMENT VALUE CLAUSE, LOCAL AUTHORITY CLAUSE, AGREED BANK CLAUSE, DEPARTMENTAL CLAUSE, GOODS HELD IN TRUST CLAUSE, AUDITORS CLAUSE, ACCUMULATED STOCK CLAUSE, ALTERNATIVE BASIS CLAUSE.

Premium Details

Premium Head	Premium Amount (₹)
Premium under policy excluding Terrorism cover	25,79,497
Premium for Terrorism cover	0
Total premium under the policy including Terrorism cover	2579497
GST	464,309
Total Premium Including Terrorism cover and GST	30,43,806

Being amt paid for IAR policy - sharing N/A - 51%
Bajaj Allianz - 49%

Policy No. : 1313001123060000001 Document generated by 24040 at 22/12/23 15:08:28 Hours

Regd. & Head Office: New India Assurance Bldg., 67 M.G. Road, Fort, Mumbai - 400 001. TOLL FREE No. 1 800 208 1415

For redressal of your grievance, if any, you may approach any one of the following offices- 1. Policy issuing office 2. Regional office 3. Head office. In case, you are not satisfied with our own grievance redressal mechanism, you may also approach Insurance Ombudsman. For details of our office addresses and addresses of office of Insurance Ombudsman, please visit our website <http://newindia.co.in>



Total Premium including Terrorism cover and GST(In words) : RUPEES THIRTY LAC FORTY-THREE THOUSAND EIGHT HUNDRED SIX ONLY

Time Exclusion-FLOP (Days)	Petrochemical Risks-14 days of Standard Gross Profit, Other than Petrochemical Risks-7 days of Standard Gross Profit
Time Exclusion-MLOP (Days)	0
Deductibles Opted (Section - I)	: 5% of claim amount subject to a minimum of ₹10 lakhs

Premium and GST Details

	Rate of Tax	Amount in INR
Premium		₹ 25,79,497
SGST	0	0
CGST	0	0
IGST	18	464309

In witness whereof the undersigned being duly authorised by the Insurers and on behalf of the Insurers has (have) hereunder set his (their) hand(s) on this 22nd day of December, 2023.

For and on behalf of
The New India Assurance Company
Limited

Duly Constituted Attorney(s)

Mudrank _____ Dt. _____ consolidated Stamp Fees Paid by Pay Order Number _____ vide receipt number _____ dt. _____.

Stamp Duty under the Policy is ₹1

We hereby declare that though our aggregate turnover in any preceding financial year from 2017-18 onwards is more than the aggregate turnover notified under sub-rule (4) of rule 48, we are not required to prepare an invoice in terms of the provisions of the said sub-rule.

Tax Invoice No : 13130023E0033248

IRDA Registration Number: 190
NIA PAN NUMBER: AAACN4165C



Dakshin Gujarat Vij Company Ltd.

Reg. Off: Nana varachha Road, Nr. Kapodra Char Rasta, Surat-395006
CIN:U40102GJ2003SGC042909 GSTIN:24AABCD8912C123 PAN NO: AABCD8912C Website:http://www.dgvcl.com



SCAN to PAY

HT BILL FOR THE MONTH OF :FEB-2024

By RPAD/Hand Delivery No.

GOLDSTAB ORGANICS PVT.LTD.
P.NO.2816
G.I.D.C.SARIGAM

OFFICE OF EXEC. ENGINEER

DGVCL Division Office

Date: 16-02-2024

Division Office Email id: Phone No: Cons. GSTIN: 24AABCK3689H12E

Table with 9 columns: Consumer No., Tarrif, Contract Demand, 85% Contract Demand, Actual Max. Demand, Billing Demand, Excess Cont. DMD, SD Cash, Bank Guarantee. Includes rows for Supp Voltage, Meter No., Current R, Previous R, Difference, Diff*MF, Old Met Cons., Enhanced Unit.

CONSUMPTION DETAILS

Table with 7 columns: 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. Includes rows for H.Recoverable SD, I.Seasonal Status, J.ED Exemption Upto, K.Details of Adjustments, CHQ DISHONOUR DT.

CALCULATION OF CHARGES

Table with 10 columns: Demand Charges, DMD in KVA, Rate per KVA, Amount Rs, Electricity Duty, KWH, Consumption Charges, ED Rate, Amount, Exempted Amount. Includes SET OFF DETAILS section.

SUMMARY OF CHARGES

Table with 10 columns: Demand Charge, Energy Charge, Fuel Surcharge, PF Adj/Rebate, Night Rebate, EHV Rebate, Time Of Use Charges, GT Charges, Total Consumption Charge. Includes rows for Electricity Duty, Delayed Payment Charges.

Amount in Words: Twenty Three Lakhs Fifty Six Thousand One Hundred And Thirty Two And Thirty One Paise Only

Msg:TCS has been charged on the current bill as per provision of IT ACT

EXECUTIVE ENGINEER
VAPI IND O&M

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

FOR IMPORTANT NOTE PLEASE SEE OVERLEAF

NOTIFIED AREA AUTHORITY, G.I.D.C.,SARIGAM (WATER SUPPLY DIVISION)

Opp OutPost Police Station Sarigam, Near water tank, G.I.D.C. Sarigam ,Phone: 2780094

Water Supply Bill

CONSUMER COPY

NAME OF UNIT: GOLDSTAB ORGANIC P.LTD

Plot No. : 2816 G.I.D.C., Sarigam

Category : Plot	Size (m.m.) : 25	Connection No: 20180
Bill No : 264044	Bill Month : Feb-2024	Bill Date : 12-Mar-2024

Account Summary

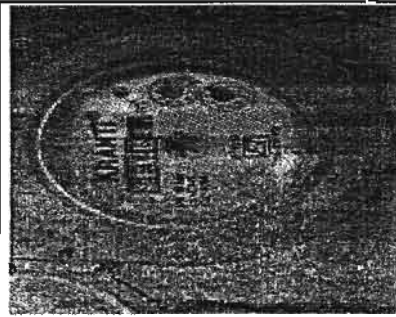
Last Date Of Payment : 27-Mar-2024

Total Outstanding Amount	Total Interest	Current Month's Bill	Total Amt. Payable By 27-Mar-2024
-Rs.0.45	Rs.0.00	Rs.68494.00	Rs.68494.00

Last Bill Pay Amount : 56,166.00

Last Bill Pay Date : 22-Feb-2024

Current Month's Bill		Your Account Details	
METER STATUS : NORMAL		Outstanding	-Rs.0.45
Current Reading in KL	9586	Interest	Rs.0.00
Previous Reading in KL	8097	Penal Interest	Rs.0.00
Consumption in KL	1489	Current Month's Bill	Rs.68494.00
Rate / KL	Rs.46.00	Gross Amount	Rs.68494.00
Minimum Charges	Rs.5940.00	Net Amount (Before Last Date of Payment)	Rs.68494.00
Water Charges Applicable	Rs.68494.00	Amount Payable After Last Date Of Payment	
Penalty	Rs.0.00	Total Interest	Rs.913.02
Adjustment	Rs.0.00	Gross Amount	Rs.69407.00
Current Month's Bill	Rs.68494.00	Net Amount (After Last Date of Payment)	RS.69407.00



Reading : 9586
 Reading Time : 3/1/2024 4:27:15PM
 Reading Location : 20.310,72.854
 Reader : rakesh
 Remarks :

Cheque or DD should be issued in favor of "Chief Officer Notified Area WaterSupply" at HDFC Bank, Sarigam or Online payment facility to pay water charges on link <https://www.notifiedarea.org>

NOTE : You can also pay Notified Area Tax through above link.

**Chief Officer, G.I.D.C.
Sarigam.**

Payment Details

Payment Mode	Amount	Date	Cheque/D.D. No	Date	Bank	Branch
Cheque/D.D.						

A/c No:20697620000011	Bank Copy	A/c No:20697620000011	N.A.O. Copy
Name of Unit : GOLDSTAB ORGANIC P.LTD		Name of Unit : GOLDSTAB ORGANIC P.LTD	
Plot No. : 2816 G.I.D.C., Sarigam		Plot No. : 2816 G.I.D.C., Sarigam	
Bill No : 264044	Connection No : 20180	Bill No : 264044	Connection No : 20180
Pay Rs.68,494.00 /-Before dt. 27/3/24 or Rs.69,407.00/- after dt. 27/3/24		Pay Rs.68,494.00 /-Before dt. 27/3/24 or Rs.69,407.00/- after dt.	
Payment Mode	Cheque/D.D.	Payment Mode	Cheque/D.D.
Amount		Amount	
Receipt Date		Receipt Date	
Cheque /D.D. No		Cheque /D.D. No	
Cheque / D.D. Date		Cheque / D.D. Date	
Bank		Bank	
Branch		Branch	
CONTACT NO		CONTACT NO	
EMAIL ID		EMAIL ID	

Annexure IV

સરીગામ નોટીફાઈડ વિસ્તાર

ફોન નં. (૦૨૬૦)૨૭૮૦૩૨૬

મુખ્ય અધિકારીની કચેરી

જીઆઈડીસી ક્વાટર્સ, પાણી ની ટાંકી પાસે, જી. આઈ.ડી.સી., સરીગામ
email: notifiedareasarigam@yahoo.com

સને 2023 - 2024 પુરી થતી મુદત માટેના કરના અર્ધ વાર્ષિક બીલ અને સુચના
(ગુજરાત મ્યુનિ.એક્ટ ૧૯૬૩ની કલમ ૧૩૨ અનુસાર)

બીલ નં : 67879

નામ : Goldstab Organics Pvt. Ltd.

ગ્રાહક નંબર : 357

મિલકત નંબર : Industrial Plot 2816

બીલની તારીખ : 03-Oct-2023

સરનામું: 2816 G.I.D.C. Sarigam .

કરનું નામ	પાછળની બાકી રકમ	વ્યાજ રકમ	ચાલુ માંગણુ	કુલ રકમ
			(Oct-2023 to Mar-2024)	(૨)+(૩)+(૪)
(૧)	(૨)	(૩)	(૪)	(૫)
કોન્સોલીડેટેડ કર	-4/-	0/-	335,302/-	335,298/-

Bank's Acknowledgment Stamp with Date

મુખ્ય અધિકારી,
નોટીફાઈડ એરિયા,
જી.આઈ.ડી.સી., સરીગામ .

Payment Details

Payment Mode	Amount	Date	Cheque / DD No.	Cheque / DD Date	Bank Name	Branch
Cheque/DD/Cash						

HDFC BANK COPY

IFSC : HDFC0002069
Pay on: Chief Officer Notified Area Sarigam

Bill No. 67879

Property No . Industrial Plot 2816

Party Name : Goldstab Organics Pvt. Ltd.

Payment Mode : - Cheque / DD / Cash

Amount _____

In Words _____

Cheque / DD No. : _____

Cheque / DD Date . : _____

Bank : _____

Branch : _____

Contact : _____

Email ID : _____

A/c No.

20691450000172

Customer Id :357

OFFICE COPY

IFSC : HDFC0002069
Pay on: Chief Officer Notified Area Sarigam

Bill No. 67879

Property No . Industrial Plot 2816

Party Name : Goldstab Organics Pvt. Ltd.

Payment Mode : - Cheque / DD / Cash

Amount _____

In Words _____

Cheque / DD No. : _____

Cheque / DD Date . : _____

Bank : _____

Branch : _____

Contact : _____

Email ID : _____

A/c No.

20691450000172

Customer Id :357

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/ ૨૦૨૨ / ૨૯૭
ડાયરેક્ટર ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થની કચેરી
શ્રમ ભવન ત્રીજો માળ ગન હાઉસની બાજુમાં
રૂસ્તમકામા માર્ગ ખાનપુર અમદાવાદ-૦૧
તા. ૧૬/૧/૨૦૨૨

પ્રતિ,
કબજેદારશ્રી,
GOLDSTAB ORGANICS PVT. LTD.
PLOT NO. 2816, AT. GIDC SARIGAM,
TAL. UMBERGAON, DSIT. VALSAD.

વિષય:- સને ૧૯૪૮ના કારખાનાના અધિનિયમ અન્વયેના નકશા મંજૂર કરવા બાબત (વિસ્તૃતીકરણ)

મહાશય,

ઉપરોક્ત વિષયના સંદર્ભમાં આપના કારખાનાના નકશાની નકલ-નકલો નીચેની શરતોને આધિન રહીને મંજૂર કરી પરત કરવામાં આવે છે.

- (૧) મકાન કે વિસ્તૃતીકરણનો કારખાના તરીકે ઉપયોગ કરતા પહેલા મંજૂર થયેલ નકશામાં બતાવેલ કારખાનાનું વિસ્તૃતીકરણનું બાંધકામ, પ્લાન્ટ તથા મશીનરી અંગે સ્ટ્રક્ચરલ એન્જીનીયરીંગનું કારખાનાની મજબુતાઈ ચકાસ્યા અંગેનું સ્ટેબિલીટી સર્ટીફિકેટ ગુજરાત કારખાનાના નિયમ-૧૯૬૩ના નિયમ-૩ (ગ) હેઠળ નક્કી કરેલ નમૂના-૧ (એ) માં આપવું. સાથે બાંધકામની સ્ટ્રક્ચરલ ડીટેઇલ, ડીઝાઇન અને ડ્રોઇંગ રજુ કરવું. ઉપરાંત કારખાનાનું મકાન તેના ફ્લોર સહિત એક ચોરસમીટર ક્ષેત્રફળમાં કેટલું વજન સહન કરી શકશે અને તેની સામે મુકવા ધારેલ વજન એક ચો.મી. માં કેટલું છે. ત્યાં કઈ રીતે બાંધકામ સલામત છે. તેની ગણતરી સહિતની વિગત સ્ટેબિલીટી સર્ટીફિકેટ સાથે રજુ કરવી. ઉપરાંત બાંધકામની તાકાત લેબોરેટરી ટેસ્ટ કરાવીને તેના પરિણામ સાથે ગણતરીને સરખાવીને રજુ કરી તે અંગેની જાણ ડાયરેક્ટર ઓફ ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ (કારખાનાના મુખ્ય નિરીક્ષક) ની સ્થાનિક કચેરીએ કરવાની રહેશે.
- (૨) નવું તથા વધારાનું બાંધકામ કરતા અગાઉ સ્થાનિક સત્તાવાળા જેવા કે નગરપાલિકા/નગરપંચાયત/જીલ્લા પંચાયત/ગ્રામ પંચાયત/જાહેર બાંધકામ ખાતું/જી.આઇ.ડી.સી વિગેરેની પાસેથી મંજૂરી મેળવી લેવાની રહેશે.
- (૩) તમારા કારખાનામાંથી નીકળતા વ્યવસાયિક બગાડ જેવા કે, ગંદ પાણી, ધુમાડો, ધૂળ કે ગેસ વિગેરેના નિકાલ અંગેની જળ વાયુ પ્રદૂષણ પાસેથી મંજૂરી મેળવવી.
- (૪) નવા કારખાના માટે નવું બાંધકામ કરેલ હોય તો BOCW WELFARE & CESS ACT ની જોગવાઈ મુંજબ બાંધકામ ની કુલ કિંમતના ૧ ટકા લેખે સેસની રકમ સેસ કલેક્ટર સમક્ષ જમાં કરાવી તેના આધાર/પુરાવા રજૂ કરવાના રહેશે.
- (૫) સક્ષમ અધિકારી દ્વારા મંજૂર કરેલ પ્લાન પ્રમાણે બાંધકામ કરવાનું રહેશે તથા કારખાનાં માં બતાવેલ ખુલ્લી રાખવાપાત્ર જગ્યાઈ ખુલ્લી જ રાખવાની રહેશે.
- (૬) કારખાનાં માં કામ કરતી વખતે શ્રમયોગીઓની યોગ્ય સલામતીના સાધાનો વસાવી પુરાં પાડવાં તેમજ ઈમરજંસી વખતે શ્રમયોગીઓની સહેલાઈથી નીકળી શકે તે માટે રસ્તા/સીડીઓઅડચણ રહીત વ્યવસ્થા કાયમ માટે કરવાની રહેશે.
- (૭) સુધારેલ ગુજરાત ફેક્ટરી રૂલ્સનાં નિયમ-૬૬(એ) અન્વયે આગ પ્રતિરોધક સાધનો વસાવી નિભાવવાની રહેશે.
- (૮) સૂચિત નકશા રજૂ કરેલ હોઈ ખરેખર બાંધકામ થયા બાદ નકશા મંજૂર કરવા ભલામણ છે.
- (૯) નકશા મંજૂર થયાના ત્રણ માસમાં માન્ય ઇલેક્ટ્રિકલ ફાયર કન્ટેનમેન્ટ સીસ્ટમ ઇન્સ્ટોલ કરવાની રહેશે.

આપનો વિશ્વાસુ

P. N. Shah

ડાયરેક્ટર

ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ
ગુજરાત રાજ્ય અમદાવાદ

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/ ૨૦૨૨ / ૨૯૭
ડાયરેક્ટર ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થની કચેરી
શ્રમ ભવન ત્રીજો માળ ગન હાઉસની બાજુમાં
રૂસ્તમકામા માર્ગ ખાનપુર અમદાવાદ-૦૧
તા. ૧૬/૧/૨૦૨૨

નકલ રવાના:-

આસી/ડેપ્યુટી ડાયરેક્ટરશ્રી, ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ, VALSAD ને મંજૂર થયેલ નકશાની નકલ દસ્તાવેજ સહિત જે તા:- 13/01/2022 ના પત્ર ક્રમાંક : 127 થી મોકલેલ તે આ સાથે દસ્તાવેજ સહિત પરત કરેલ છે.

P. N. Shah

ડાયરેક્ટર

ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ
ગુજરાત રાજ્ય અમદાવાદ

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/ ૨૦૨૨ / ૨૧૭
ડાયરેક્ટર ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થની કચેરી
શ્રમ ભવન ત્રીજો માળ ગન હાઉસની બાજુમાં
રૂસ્તમકામા માર્ગ ખાનપુર અમદાવાદ-૦૧
તા. ૧૬/૧૨/૨૦૨૨

પ્રતિ,

કબ્જેદારશ્રી,

GOLDSTAB ORGANICS PVT. LTD.
PLOT NO. 2816, AT. GIDC SARIGAM,
TAL. UMBERGAON, DSIT. VALSAD.

વિષય:- સને ૧૯૪૮ના કારખાનાના અધિનિયમ અન્વયેના નકશા મંજૂર કરવા બાબત (વિસ્તૃતીકરણ)

મહાશય,

ઉપરોક્ત વિષયના સંદર્ભમાં આપના કારખાનાના નકશાની નકલ-નકલો નીચેની શરતોને આધિન રહીને મંજૂર કરી પરત કરવામાં આવે છે.

- (૧) મકાન કે વિસ્તૃતીકરણનો કારખાના તરીકે ઉપયોગ કરતા પહેલા મંજૂર થયેલ નકશામાં બતાવેલ કારખાનાનું વિસ્તૃતીકરણનું બાંધકામ, પ્લાન્ટ તથા મશીનરી અંગે સ્ટ્રક્ચરલ એન્જીનીયરીંગનું કારખાનાની મજબૂતાઇ ચકાસ્યા અંગેનું સ્ટેબિલીટી સર્ટીફિકેટ ગુજરાત કારખાનાના નિયમ-૧૯૬૩ના નિયમ-૩ (ગ) હેઠળ નકકી કરેલ નમૂના-૧ (એ) માં આપવું. સાથે બાંધકામની સ્ટ્રક્ચરલ ડીટેઇલ, ડીઝાઇન અને ડ્રોઇંગ રજૂ કરવું. ઉપરાંત કારખાનાનું મકાન તેના ફ્લોર સહિત એક ચોરસમીટર ક્ષેત્રફળમાં કેટલુ વજન સહન કરી શકશે અને તેની સામે મુકવા ધારેલ વજન એક ચો.મી.માં કેટલું છે. ત્યાં કઈ રીતે બાંધકામ સલામત છે. તેની ગણતરી સહિતની વિગત સ્ટેબિલીટી સર્ટીફિકેટ સાથે રજૂ કરવી. ઉપરાંત બાંધકામની તાકાત લેબોરેટરી ટેસ્ટ કરાવીને તેના પરિણામ સાથે ગણતરીને સરખાવીને રજૂ કરી તે અંગેની જાણ ડાયરેક્ટર ઓફ ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ (કારખાનાના મુખ્ય નિરીક્ષક) ની સ્થાનિક કચેરીએ કરવાની રહેશે.
- (૨) નવું તથા વધારાનું બાંધકામ કરતા અગાઉ સ્થાનિક સત્તાવાળા જેવા કે નગરપાલિકા/નગરપંચાયત/જીલ્લા પંચાયત/ગ્રામ પંચાયત/જાહેર બાંધકામ ખાતું/જી.આઇ.ડી.સી વિગેરેની પાસેથી મંજૂરી મેળવી લેવાની રહેશે.
- (૩) તમારા કારખાનામાંથી નીકળતા વ્યવસાયિક બગાડ જેવા કે, ગંદુ પાણી, ધુમાડો, ધૂળ કે ગેસ વિગેરેના નિકાલ અંગેની જળ વાયુ પ્રદૂષણ પાસેથી મંજૂરી મેળવવી.
- (૪) નવા કારખાના માટે નવું બાંધકામ કરેલ હોય તો BOCW WELFARE & CESS ACT ની જોગવાઈ મુંજબ બાંધકામ ની કુલ કિંમતના ૧ ટકા લેખે સેસની રકમ સેસ કલેક્ટર સમક્ષ જમાં કરાવી તેના આધાર/પુરાવા રજૂ કરવાના રહેશે.
- (૫) સક્ષમ અધિકારી દ્વારા મંજૂર કરેલ પ્લાન પ્રમાણે બાંધકામ કરવાનું રહેશે તથા કારખાનાં માં બતાવેલ ખુલ્લી રાખવાપાત્ર જગ્યાઈ ખુલ્લી જ રાખવાની રહેશે.
- (૬) કારખાનાં માં કામ કરતી વખતે શ્રમયોગીઓની યોગ્ય સલામતીના સાધાનો વસાવી પુરાં પાડવાં તેમજ ઈમરજંસી વખતે શ્રમયોગીઓની સહેલાઈથી નીકળી શકે તે માટે રસ્તા/સીડીઓઅડચણ રહીત વ્યવસ્થા કાયમ માટે કરવાની રહેશે.
- (૭) સુધારેલ ગુજરાત ફેક્ટરી રૂલ્સનાં નિયમ-૬૬(એ) અન્વયે આગ પ્રતિરોધક સાધનો વસાવી નિભાવવાની રહેશે.
- (૮) સૂચિત નકશા રજૂ કરેલ હોઈ ખરેખર બાંધકામ થયા બાદ નકશા મંજૂર કરવા ભલામણ છે.
- (૯) નકશા મંજૂર થયાના ત્રણ માસમાં માન્ય ઇલેક્ટ્રિકલ ફાયર કન્ટેનમેન્ટ સીસ્ટમ ઇન્સ્ટોલ કરવાની રહેશે.

આપનો વિશ્વાસુ

P. N. Shah

ડાયરેક્ટર

ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ
ગુજરાત રાજ્ય અમદાવાદ

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/ ૨૦૨૨ / ૨૧૭
ડાયરેક્ટર ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થની કચેરી
શ્રમ ભવન ત્રીજો માળ ગન હાઉસની બાજુમાં
રૂસ્તમકામા માર્ગ ખાનપુર અમદાવાદ-૦૧
તા. ૧૬/૧૨/૨૦૨૨

નકલ રવાના:-

આસી/ડેપ્યુટી ડાયરેક્ટરશ્રી, ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ, VALSAD ને મંજૂર થયેલ નકશાની નકલ દસ્તાવેજ સહિત જે તા:- 13/01/2022 ના પત્ર ક્રમાંક : 127 થી મોકલેલ તે આ સાથે દસ્તાવેજ સહિત પરત કરેલ છે.

P. N. Shah

ડાયરેક્ટર

ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ
ગુજરાત રાજ્ય અમદાવાદ

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/ ૨૦૨૦ / ૧૦૨૭
→ ૦૨૭/૩/૨૦૨૦

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/ ૨૦૨૦ /
ડાયરેક્ટર ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થની કચેરી
શ્રમ ભવન ત્રીજો માળ ગન હાઉસની બાજુમાં
રૂસ્તમકામા માર્ગ ખાનપુર અમદાવાદ-૦૧
તા. ૨૭/૩ / ૨૦૨૦

પ્રતિ,
કબજેદારશ્રી,
GOLDSTAB ORGANICS PVT LTD.
PLOT NO. 2816, AT. GIDC SARIGAM,
TAL. UMBERGAON, DIST VALSAD.

વિષય:- સને ૧૯૪૮ના કારખાનાના અધિનિયમ અન્વયે રીવાઇઝ્ડ વીથ એક્સ્ટેન્શન નકશા મંજૂર કરવા અંગે.

મહાશય,

ઉપરોક્ત વિષયના સંદર્ભમાં આપના કારખાનાના નકશાની નકલ-નકલો નીચેની શરતોને આધિન રહીને મંજૂર કરી પરત કરવામાં આવે છે.

- (૧) મકાન કે વિસ્તૃતિકરણનો કારખાના તરીકે ઉપયોગ કરતા પહેલા મંજૂર થયેલ નકશામાં બતાવેલ કારખાનાનું વિસ્તૃતિકરણનું બાંધકામ, પ્લાન્ટ તથા મશીનરી અંગે સ્ટ્રક્ચરલ એન્જીનીયરીંગનું કારખાનાની મજબૂતાઈ ચકાસ્યા અંગેનું સ્ટેબિલીટી સર્ટીફિકેટ ગુજરાત કારખાનાના નિયમ-૧૯૬૩ના નિયમ-૩(ગ) હેઠળ નકકી કરેલ નમૂના-૧(એ)માં આપવું. સાથે બાંધકામની સ્ટ્રક્ચરલ ડીટેઇલ, ડીઝાઇન અને ડ્રોઇંગ રજૂ કરવું. ઉપરાંત કારખાનાનું મકાન તેના ફ્લોર સહિત એક ચોરસમીટર ક્ષેત્રફળમાં કેટલું વજન સહન કરી શકશે અને તેની સામે મુકવા ધારેલ વજન એક ચો.મી.માં કેટલું છે. ત્યાં કઇ રીતે બાંધકામ સલામત છે. તેની ગણતરી સહિતની વિગત સ્ટેબિલીટી સર્ટીફિકેટ સાથે રજૂ કરવી. ઉપરાંત બાંધકામની તાકાત લેબોરેટરી ટેસ્ટ કરાવીને તેના પરિણામ સાથે ગણતરીને સરખાવીને રજૂ કરી તે અંગેની જાણ ડાયરેક્ટર ઓફ ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થશ્રીની (કારખાનાના મુખ્ય નિરીક્ષકશ્રી) સ્વિકૃતિ મેળવવી.
- (૨) નવું તથા વધારાનું બાંધકામ કરતા અગાઉ સ્થાનિક સત્તાવાળા જેવા કે નગરપાલિકા/નગરપંચાયત/જીલ્લા પંચાયત/ગ્રામ પંચાયત/જાહેર બાંધકામ ખાતું/જી.આઇ.ડી.સી વિગેરેની પાસેથી મંજૂરી મેળવી લેવાની રહેશે.
- (૩) તમારા કારખાનામાંથી નીકળતા વ્યવસાયિક બગાડ જેવા કે, ગંદુ પાણી, ધુમાડો, ધૂળ કે ગેસ વિગેરેના નિકાલ અંગેની જળ વાયુ પ્રદૂષણ પાસેથી મંજૂરી મેળવવી.
- (૪) રીવાઇઝ્ડ/એક્સ્ટેન્શન/ રીવાઇઝ્ડ વીથ એક્સ્ટેન્શન કારખાના માટે નવું બાંધકામ હોય તો BOCW CESS ACT ની જોગવાઈ મુજબ બાંધકામની કુલ કિંમતના ૧ ટકા લેખે સેસની રકમ સેસ કલેક્ટર સમક્ષ જમા કરાવવાની રહેશે.
- (૫) સક્ષમ અધિકારી દ્વારા મંજૂર કરેલ પ્લાન પ્રમાણે બાંધકામ કરવાનું રહેશે. તથા કારખાનામાં બતાવેલ ખુલ્લી રાખવાપાત્ર જગ્યાને ખુલ્લી જ રાખવાની રહેશે.
- (૬) અગાઉના નં. 2519, તા. 05/10/2019 મંજૂર થયેલ નકશા રદ કરવાની શરતે મંજૂર કરવામાં આવે છે.
- (૭) નકશા મંજૂર થયાના ત્રણ માસમાં માન્ય ઇલેક્ટ્રિકલ ડ્રાયર કન્ટેનમેન્ટ સીસ્ટમ ઇન્ટોલ કરવાની રહેશે.

આપનો વિશ્વાસુ

P. A. Shah

ડાયરેક્ટર

ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ
ગુજરાત રાજ્ય અમદાવાદ

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/ ૨૦૨૦ /
ડાયરેક્ટર ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થની કચેરી
શ્રમ ભવન ત્રીજો માળ ગન હાઉસની બાજુમાં
રૂસ્તમકામા માર્ગ ખાનપુર અમદાવાદ-૦૧
તા. ૨૭/૩ / ૨૦૨૦

નકલ રવાના -

આસી/ડેપ્યુટી ડાયરેક્ટરશ્રી, ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ, VALSAD ને મંજૂર થયેલ નકશાની નકલ દસ્તાવેજ સહિત જે તા. - 19/03/2020 ના પત્ર ક્રમાંક 599 થી એકલો તે આ સાથે દસ્તાવેજ સહિત પરત કરેલ છે.

ડાયરેક્ટર
ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ
ગુજરાત રાજ્ય અમદાવાદ

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/૨૦૨૧/૧૦૭
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તા.૨૫/૧/૨૦૨૧

પ્રતિ,

કબજેદારશ્રી

GOLDSTAB ORGANICS PVT.LTD.
PLOT NO-2816, AT-G I D C SARIGAM, TAL-UMBERGAON, DIST-VALSAD

વિષય:- સને ૧૯૪૮ના કારખાનાના અધિનિયમ અન્વયે વિસ્તૃતીકરણ નકશા મંજૂર કરવા અંગે.

મહાશય

ઉપરોક્ત વિષયના સંદર્ભના આપના કારખાનાના નકશાની નકલ- નકલો નીચેની શરતોને આધીન રહીને મંજૂર કરી પરત કરવામાં આવે છે.

- (૧) મકાન કે વિસ્તૃતીકરણનો કારખાના તરીકે ઉપયોગ કરતા પહેલા મંજૂર થયેલ નકશામાં બતાવેલ કારખાનાનું વિસ્તૃતીકરણનું બાંધકામ, પ્લાન્ટ તથા મશીનરી અંગે સ્ટ્રક્ચરલ એન્જીનીયરીંગનું કારખાનાની મજબુતાઇ ચકાસ્યા અંગેનું રેટબિલીટી સર્ટીફિકેટ ગુજરાત કારખાનાના નિયમ-૧૯૬૩ના નિયમ-૩(ગ) હેઠળ નક્કી કરેલ નમૂના-૧(એ)માં આપવું સાથે બાંધકામની સ્ટ્રક્ચરલ ડીટેઇલ, ડીઝાઇન અને ડ્રોઇંગ રજૂ કરવું. ઉપરાંત કારખાનાનું મકાન તેના ફ્લોર સહિત એક ચોરસમીટર ક્ષેત્રફળમાં કેટલું વજન સહન કરી શકશે અને તેની સામે મુકવા ધારેલ વજન એક ચો. મી. માં કેટલું છે. ત્યાં કંઈ રીતે બાંધકામ સલામત છે. તેની ગણતરી સહિતની વિગત સ્ટેબિલીટી સર્ટીફિકેટ સાથે રજૂ કરવી. ઉપરાંત બાંધકામની તાકાત લેબોરેટરી ટેસ્ટ કરાવીને તેના પરિણામ સાથે ગણતરીને સરખાવીને રજૂ કરી તે અંગેની જાણ ડાયરેક્ટર ઓફ ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થશ્રીની (કારખાનાના મુખ્ય નિરીક્ષકશ્રી) સ્વિકૃતિ મેળવવી.
- (૨) નવું તથા વધારાનું બાંધકામ કરતા અગાઉ સ્થાનિક સત્તાવાળા જેવા કે નગરપાલિકા/નગરપંચાયત/જીલ્લા પંચાયત/ગ્રામ પંચાયત/જાહેર બાંધકામ ખાતું/જી.આઇ.ડી.સી વિગેરેની પાસેથી મંજૂરી મેળવી લેવાની રહેશે.
- (૩) તમારા કારખાનામાંથી નીકળતા વ્યવસાયિક બગાડ જેવા કે, ગંદુ પાણી, ધુમાડો, ધૂળ કે ગેસ વિગેરેના નિકાલ અંગેની જળ વાયુ પ્રદૂષણ પાસેથી મંજૂરી મેળવવી.
- (૪) રીવાઇઝ્ડ/એક્સ્ટેન્શન/ રીવાઇઝ્ડ વીથ એક્સ્ટેન્શન કારખાના માટે નવું બાંધકામ હોય તો BOCW CESS ACT ની જોગવાઈ મુજબ બાંધકામની કુલ કિંમતના ૧ ટકા લેખે સેસની રકમ સેસ કલેક્ટર સમક્ષ જમા કરાવવાની રહેશે.
- (૫) સક્ષમ અધિકારી દ્વારા મંજૂર કરેલ પ્લાન પ્રમાણે બાંધકામ કરવાનું રહેશે. તથા કારખાનામાં બતાવેલ ખુલ્લી રાખવાપાત્ર જગ્યાને ખુલ્લી જ રાખવાની રહેશે.
- (૬) નકશા મંજૂર થયાના ત્રણ માસમાં માન્ય ઈલેક્ટ્રીકલ ફાયર કન્ટેનમેન્ટ સીસ્ટમ ઈન્સ્ટોલ કરવાની રહેશે.

આપનો વિશ્વાસુ

P. N. Shah

ડાયરેક્ટર

ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ
ગુજરાત રાજ્ય અમદાવાદ

ક્રમાંક/ડીઆઈએસએચ/એફ-નકશા/ ૨૦૨૧/ ૧૦૮
ડાયરેક્ટર ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થની કચેરી
શ્રમ ભવન ત્રીજો માળ ગન હાઉસની બાજુમાં
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તા. ૨૫/૧/૨૦૨૧

નકલ રવાના:-

આસી/ડેપ્યુટી ડાયરેક્ટરશ્રી, ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ, VALSAD ને મંજૂર થયેલ નકશાની નકલ દસ્તાવેજ સહિત જે તા:- 12/1/2020 ના પત્ર ક્રમાંક 117 થી મોકલેલ તે આ સાથે દસ્તાવેજ સહિત પરત કરેલ છે.

S L

ડાયરેક્ટર

ઇન્ડસ્ટ્રીયલ સેફ્ટી એન્ડ હેલ્થ
ગુજરાત રાજ્ય અમદાવાદ



GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION

(A GOVT OF GUJARAT UNDERTAKING)

Office of the Executive Engineer,
PLOT NO.C-5/101, OPP. TEL. EXCHANGE, GIDC, CHAR RASTA,
VAPI -396 195 GUJARAT.

Website: www.gidc.gov.in email: xen-vapi@gidcgujarat.org
☎ [0260] 2430883 2432667,670 FAX No. 2420502



GIDC - New Drawing

No. GIDC/XEN/VPI/DB/PB/SRG/734/ 2766.

Date:

13 FEB 2019

To,
M/s. Goldstab Organics Pvt. Ltd.
IND. PLOT NO. 2816.
GIDC, SARIGAM.
Dist. Valsad

Subject: Approval of plan for Proposed Construction/~~Revised Construction~~/Addition & alteration on Industrial/ ~~Commercial/ Residential~~/Plot/Shed No. 2816 at Sarigam Industrial Estate.

For. M/s. Goldstab Organics Pvt. Ltd.

Ref : (1) Your online application dated: PA20180431c1 Dated: - 01/12/2018.
(2) DEE, GIDC, Sarigam, report Vide Letter No: - email dtd: 26/12/2018
(3) Scrutiny fee paid on dtd: 12/02/2019.

- 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) Licensees 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 these facilities to be provide by GIDC in future. The levels shall be obtained from the Dy. Executive Engineer of area in charge and manholes are constructed by GIDC at your cost for jointing existing drainage lines and the drainage service lines from your plot If this facility to be provided by GIDC in future.
- 14) The approach pipe for crossing of the S.W.D. shall be laid as per levels given by the Dy. Executive Engineers, GIDC in-charge.
- 15) This approval is valid for the period of Two years from the date of this approval and if during the period building work is not commenced and completed, revalidation of the approval would be necessary as per rules of GIDC Vapi.
- 16) The plans are approved subject to the conditions which ever is applicable in time to time.
- 17) You shall obtain the extension of time limit period for utilization of your plot / shed from the Competent Authority or Regional Manager, GIDC, Vapi if applicable.
- 18) You shall pay all outstanding dues of the GIDC including water charges recovery if applicable etc, all interest, penal interest as applicable and conveyed to you in time limit as notified to you and as per prescribed time limit.
- 19) This approval of plan shall not be prejudicial to the corporation right to take any action under the provisions of property regulations, lease deed, conveyance deed, form of agreement, and agreement for sale, offer letter, allotment letter as recovery of dues or actions under any act in force.

- 20) If the land allotted low laying land, you should take sufficient safe guard to protect all construction, erosions to be made on the land and shall ensure at all lines that the same is protected from damage due to flood, submergence etc. you shall have no right whatsoever to claim any damage on account of such events.
- 21) You shall have to remove the unauthorized violative construction of area ... m² from the plot/shed within 60 days.
- 22) This plan approval is valid for two years only, if party fails to obtain Building Utilized permission within two years, the approval shall be automatically cancelled and revised plan approval is to be obtained.
- 23) Before starting Construction work, you have to obtain the time limit extension from the Competent Authority or Regional Manager, GIDC, VAPI.
- 24) For building having 1000m² and more area at rate of 3 Trees for every 200m² of building unit, for all uses, shall have to be planted on site plan/layout and also trees to be maintained by you.
- 25) For condition No: 24, Rs.500.00 per tree shall have to be deposited against the maintenance of tree plantation.
- 26) After five years of issue of development permission, the Dy. Ex. Engineer concern shall inspect the site and check the tree planted on site as per requirement shown in condition 24, if the tree plantation found as per the requirement, the deposit as mentioned in condition No: 25 shall be refunded, in case, if no tree plantation maintained as per the requirement, the deposit shall be forfeited.
- 27) As mentioned above in condition -24, selection of type of trees, how to plant and maintenance to be done by the authority as per the instructions and in consultation with senior officer of Forest and Environment department.
- 28) For area of building above 500m² and up to 1500m², the owner/developer shall carry out water harvesting system.
- 29) In case where the area of building exceeds 1500m² and up to 4000m², the owner/developer shall have to provide /construct percolating well with rain water harvesting system in building unit at rate of One Percolating well for every 4000m² or part there of building unit.
- 30) Plinth area up to 80m², every such building shall be provided with required facilities and infrastructure for conservation and harvesting of rain water.
- 31) The ground surface around the building shall have percolation pit as recommended for recharge, such pits shall be filled with small pebbles or bricks jelly or river sand and covered with perforated concrete slab.
- 32) The terrace may be connected to a sump or well bore through filtering tank by PVC Pipes as recommended by the competent authority. A valve system shall be incorporated to enable the first part of rain water collected be discharged out to the solid if it is dirty.
- 33) Wherever there is open ground a portion of top soil should be removed and replaced with river sand to allow slow percolation of rain water.
- 34) Any other method proved to be effective in conservation and harvesting of rain water may be adopted and every construction taken up.
- 35) Plan shall be approved subject to condition, approval of Gujarat Industrial Development Corporation. Hence any addition alteration suggested by GIDC shall be implemented during construction.
- 36) You shall have to obtain fire safety and necessary NOC from Fire Inspector.

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) One sets of Drawing.

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

Copy f. w. s. to:

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

₹ 570,000/-

ORIGINAL COPY

LEASE-DEED

LESSOR

GUJARAT INDUSTRIAL

DEVELOPMENT CORPORATION

HEAD OFFICE AT UDYOG BHAVAN

GANDHINAGAR,

LESSEE

M/S GOLDSTAB ORGANICS PVT. LTD,

PLOT NO. 2817/2,

AT GIDC, SARIGAM,

Plot No.
2816



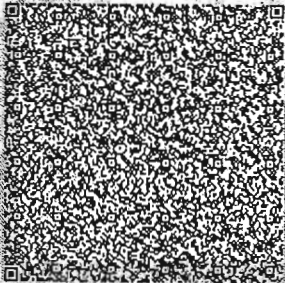
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

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Certificate Issued Date 28-Jun-2016 01:00 PM
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Purchased by GIDC
Description of Document Article 30(a) Lease (Immovable Property) - Rent
Property Description PLOT NO 2817/2/ GIDC SARIGAM
Consideration Price (Rs.) 58,55,000
(Fifty Eight Lakh Fifty Five Thousand only)
First Party GIDC
Second Party GOLDSTAB ORGANICS PVT LTD
Stamp Duty Paid By GIDC सत्यमेव जयते
Stamp Duty Amount (Rs.) 5,75,000
(Five Lakh Seventy Five Thousand only)



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भारत

₹. 25000
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Rs. 25000
TWENTY FIVE THOUSAND RUPEES

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अंके इतिया. प्रख्यात इतिहास रोम के अधिप
साथे इ. ६६००/- अंके इ. जेव्याली इकाय पुरा
ते आग्रहार ॥ गोडवेज अजोरोकी कम प्रा.ली.
मुंजर्धे ल. मुंजर्धे ने राख्यो छे.

देकरनी सही

✍ J. G. Shah

गोविंदराज आर लं डारी
स्टारग वे-डर. उमरगास
ला. नं. २४/८३

भारत गैर न्यायिक INDIA NON JUDICIAL

भारत गैर न्यायिक INDIA NON JUDICIAL



જરાત ગુજરાત GUJARAT

નં. ૧૬૬૦ તા. ૩૦/૭/૧૯૬૧ રૂ. ૨૫૦૦૦/-

B 277629

આ ટે સ્ટામ્પ... યુવકોએ રિજીસ્ટ્રેશન કરવાનો અધિકાર
આથે રૂ. ૪૬૦૦૦/- ના રૂ. જોડવાથી ફોનર થયા
તે આજરોજ ૦૧/૦૮/૬૧ યોગેશ્વરી સી.લી.
મુંબઈ તા મુંબઈ રજીસ્ટ્રેશન ઓફીસે.

કેશવરી સહી
J C Shah

સહી
રજીસ્ટ્રાર
રજીસ્ટ્રેશન ઓફીસ,
તા. નં. ૨૧/૮૩

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



ગુજરાત ગુજરાત GUJARAT

802049

₹ 20000 ના 30/9/19૬૬ રૂ. 20000/-
આ રૂપિયા... લીમ્સ કંપનીના સ્ટેટ્સ બે સર્વિસ
દ્વારા ₹ 46000/- ના રૂ. જોવાની કંપની યુરો
વે આજ રોજ ની પોલિસ્ટ્રેલ સ્ટ્રોબોલોજી પ્રા. લી.
મુંબઈ ના મુંબઈ ને આપ્યો છે.

લેખકની સહી
J-G. Shah

ગોવિંદભાઈ આર લાંડારી
સ્ટામ્પ વે-૬૨, ઉમરગામ.
લા. નં. ૨૧/૮૩

સરકારી કાગળ

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

गुजरात गुजरात GUJARAT

नं. १६६० ... त् ३०/१/१६. ३१/१२/१६

705734

अंशे इपिया... 11/12/16... नो रोप ले सधिस

साथे इ 16000/- अंशे इ जेव्याशी इमर पुरी

ते स्यान्शन १२/११/१६... स्तोपनीकस प्राली.
मुजई ... मुजई ... ने चान्यो छे.

देवराजी वडी

आपका मुजई कार क'डारी
रदापवे १२. उंवरनाम
सं. नं. २१/८३

J. G. Shah

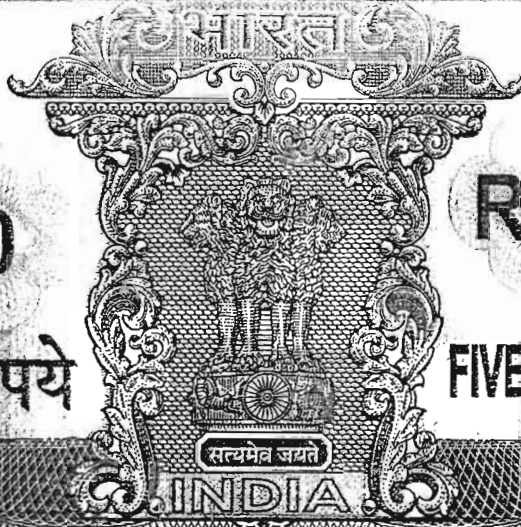
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



गुजरात गुजरात GUJARAT

१६६० ... ३०/९/८६ ... ११०००/-

705735

बैंक ऑफ़ गुजरात लिमिटेड ... को ...
साथे रु. १६०००/- ...
ते ... गोल्डवेल्स ... प्रा.ली.
... मुंबई ...

देवानी ...

J. G. Shah

...
...
... २१/८६

भारतीय नैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गुजरात गुजरात GUJARAT

नं. १६६० तारीख 30/9/१६ रू. ५०००/-

705736

मैट्रे इणिया... ५०००/-... नु... ने...
साथे रु. २६०००/-... मे...
ते... ओ...
मुं... मुं...

लेखनी राशी

J. Y. Shah

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



गुजरात गुजरात GUJARAT

१६६० ... ३०/१/९६ ... १०००/-

G 394354

मैंने इसी शर्त पर ... ने ... को ...
... ४६०००/- ... ने ...
... को ...
... ने ...

देना ...
J. G. Shah

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...
... नं. १४/८४

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



गुजरात गुजरात GUJARAT

नं. ५५५० ... ति. २०/५/२०१५
साथे ५५००/- नेवाश्री. इनरपूरि G 394355
ते आरंभ. गोल्ड स्ट्रेट, कोकोनोडम प्रा.ली.
... मुंबई मुंबई, गुवागोळे.

देवदानी कृपे

नेवाश्री इनरपूरि
स्टाम्प वे. २२, अय्यरगाल
बाल नं. २५/८३

J. G. Shah

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

गुजरात गुजरात GUJARAT

नं. १६६० ... तारीख 30/9/76 ... रा. १०००/-

G 394356

आदि इधिया अके ... ते ...
साथे रु. 16000/- ...
ते ...
मुंज ... मुंज ...

देनारनी सही

J.G. Shah

देवि ...
राम ...
वा. नं. १४/८३

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA


गुजरात गुजरात GUJARAT

नं. 9850 ... ता. 30/9/88 ... रु. 1000/-

G 394357

मैंने 2000 रूपये की राशि को लाने के लिए
 साथे 2.46-000/- की जे.ए.ए.ए.ए.ए.ए.ए.
 के साथ 1000 रूपये की राशि को लाया है।
 मुझे ...

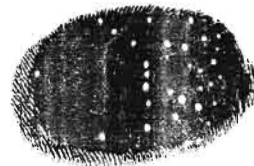
हस्ताक्षर
 J.G. Shah


 ... बांदारी
 ...
 ...

For GOLDSTAB ORGANICS PVT. LTD.

J. G. Shah

AUTHORISED SIGNATORY



ORIGINAL COPY

LEASE DEED

THIS INDENTURE OF LEASE made at Umbergam on the _____, day of the month _____ of the year Two Thousand Sixteen(2016) between the.....

2/-

Shah

For GOLDSTAB ORGANICS PVT. LTD.

J. G. Shah

AUTHORISED SIGNATORY

GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Gujarat Industrial Development Act, 1962. (Guj. xxiii of 1962) and having its Head Office at Udyog Bhavan, Block No. 3, 4, 5 GH' Road, Sector No. 11, Gandhinagar -382 011 (PAN NO. AABCG-8633D), hereinafter Called "The Lessor" which expression shall unless the context does not so admit, include its successors and assigns) of the **ONE PART** and **M/s Goldstab Organics Pvt. Ltd.** (PAN NO. AABCK3689H), residing at 101/102, Terminal 9 Building, Nehru Road, Hotel Sahara Star Vile Parle(E), Mumbai – 400 099, firm registered under "Private Limited Company ACT", and having its registered office 101/102, Terminal 9 Building, Nehru Road, Hotel Sahara Star Vile Parle(E), Mumbai – 400 099, (hereinafter called "The Lessee" which expression shall, unless the context does not so admit include his heirs, executors and legal representatives/its successors in business and assigns) of the **OTHER PART**.

WHEREAS BY an Agreement dated 05/01/2008, Corrigendum Order No. GIDC/RM/VPI/CORRI/PLT/ SRG/ 2736, Dtd. 19/07/2011, Sub-Division and Transfer Order No. GIDC/DM/VPI/SRG/FTO/PLT/3189, Dtd. 25/07/2012, Supplementary Agreement has been executed on 24/07/2012, Final Transfer Order No. GIDC/RM/VPI/ALT/SRG/FTO/3764, Dtd. 06/12/2014, Supplementary Agreement has been executed on 07/12/2014, Corrigendum Order No. GIDC/RM/VPI/ALT/PLT/8660, Dtd. 18/03/2016, Deed of Rectification on 21/03/2016, Final Transfer Order No. GIDC/RM/VPI/PLT/SRG/FTO/8965, Dtd. 30/03/2016, Supplementary Agreement has been executed on 30/03/2016, Final Transfer Order No. GIDC/RM/VPI/PLT/SRG/FTO/1246, Dtd. 26/05/2016, Supplementary Agreement has been executed on 24/05/2016 (hereinafter referred to as "The Licence Agreement" made between the Lessor of the one part and the Lessee of the Other Part, The Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions in the said agreement, a lease of the Plot No. 2817/2, at Sarigam Industrial Area/Estate and more particularly described in the Schedule thereof.

AND WHEREAS the Lessee having paid a sum of Rs. 57,67,988/- (Rupees Fifty Seven Lacs Sixty Seven Thousand Nine Hundred Eighty Eight Only) calculated at Rs 750/- per Sq. Mtrs., which is equivalent to 100% percent or of the allotment price of the said Plot No. 2817/2 at has requested the Lessor to grant to it a Lease of the Plot No. 2817/2 and to execute the Lease Deed in respect of the said Plot.

As per

For GOLDSTAB ORGANICS PVT. LTD.3/-

J. G. Shah

AUTHORISED SIGNATORY

AND WHEREAS the Lessor has decided to enter in to these presents in respect of **Plot No. 2817/2** on the understanding that the Lessee will comply with all the terms and conditions for the construction work on the said plot as set out in the Licence Agreement and that it shall have to complete the construction on the said plot within such period and conforming to such plan as may be required by the Lessor and that it will comply with the terms and conditions herein after appearing.

NOW THIS DEED WITNESSES & IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS :

- (1) In consideration of the said sum of **Rs. 57,67,988/- (Rupees Fifty Seven Lacs Sixty Seven Thousand Nine Hundred Eighty Eight Only)**, paid in the manner aforesaid by the Lessee to the Lessor as full payment of the allotment price of **Plot No. 2817/2**, and in consideration of the rent hereby reserved and of the covenants and agreement on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land consisting of **Plot No. 2817/2**, in the **Sarigam Industrial Area/ Estate** forming part of lands bearing Survey Numbers **No. 431/p**, within the village limits of **Fansa**, Taluka; **Umbergam**, District and regulation Sub Dist **VALSAD** and containing by admeasuring about **7690.65 Sq. Mtrs.** or there about and more particularly described in the schedule hereunder written **TOGETHER WITH** all rights , privileges, easement, advantage and appurtenance whatsoever thereto belonging **EXCEPT & RESERVING** up to the Lessor all mines and minerals, in and under the said hereby demised or any part thereof **TO HOLD** the land hereby demised (hereinafter referred to as "the demised premises) to the Lessee for the term of 99 years computed from the **25th** day of the month of **October** in the year **Two Thousand Seven(25/10/2007)**, subject nevertheless to the provisions of the **Bombay Land Revenue Code 1879** and the rules there under **PAYING THEREOF** yearly on or before the **31st** day of **March** of each year during the said term up to the Lessor at the office of the **Managing Director, Officer** or as otherwise required the rent of **Rs.10/- (Rupees Ten Only)** and also paying therefore the balance of the premium price in the manner hereinafter

...4/-

Handwritten signature

For GOLDSTAB ORGANICS PVT. LTD.

J. G. Shah

AUTHORISED SIGNATORY

determined provided that at the end of 99 years computed from the date as herein before mentioned the Lessee as aforesaid shall have the right to renew this lease for a further period of 99 years and in the event of the lessee exercising such option in the right to increase the sum of yearly rent as herein before stipulated by a further sum which shall be 100% of the original sum of rent and provided further that if the lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee herein contained and at the end of the said period of 99 years but before the expiry of the said period the Lessee has given the lessor 3 months previous notice in writing of his desire to have the lease of the demised premises renewed for a further period of 99 years, the lessor shall and will at the cost and expenses in every respect of the lessee grant to the lessee a further lease of the demised premises for a further term of 99 years with same covenants and provisions and stipulating except this clause of renewal and except as to the amount of rent which the lessor shall be entitled to increase by 100% as stipulated above.

- (2) The lessee hereby covenants with the Lessor as follows

TO PAY BALANCE PREMIUM PRICE

- (a) The allotment price of the demised premises consisting of Plot No. 2817/2 has been fixed at Rs. 57,67,988/- (Rupees Fifty Seven Lacs Sixty Seven Thousand Nine Hundred Eighty Eight Only) calculated at Rs 750/- Per Sq. Mtr. + Rs.1,50,000/-. Out of said price, the Lessee has already paid Rs.57,67,988/- (Rupees Fifty Seven Lacs Sixty Seven Thousand Nine Hundred Eighty Eight Only) being an amount equal to 100% percent of the allotment price of the said plot.
- (i) The interest rate would be subject of revision from time to time of the Corporation and interest would be payable at such revised rates from such dates as may be specified by the Corporation.
- (ii) In addition if any outstanding dues come to light at a later date due to discrepancy in accounts, the Lessee would be responsible to make good such dues with interest on the lessor furnishing the details of such outstanding dues.

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For GOLDSTAB ORGANICS PYT. LTD.

J. G. Shah

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- (iii). The Lessee will make full and regular payment of all the instalments that are required to be paid under this sub-clause, if any payment is delayed or not paid the lessee will pay to the Lessor interest at 3% percent above the normal rate of interest per Annum, until the entire amount payable under this clause is paid by the Lessee to the Lessor.
- (iv). The Lessee will in each year within two months from the expiry of his accounting year supply to the lessor a copy of his profit and loss account pertaining to that accounting year and the business run by him in the demised premises.

(b). TO PAY RENT :

That during the term of this lease , the lessee will pay to the Lessor the rent hereby reserved at the time and in the manner aforesaid.

(c) TIME LIMIT FOR COMPLETING CONSTRUCTION :

That under the Licence Agreement , the Lessee has already commenced the construction of a building to be used as a factory for **MFG. OF PVC Stabilizers & Metallic Stearates**. Now the Lessee will within a period of two years from the date of the Licence Agreement complete the construction of the said building at his expenses & in a substantial & workman like manner and with new sound materials and with all requisite drains and other convenience as may be necessary under the Factories Act so as to make the building for occupation as a factory for the aforesaid purpose.

The area of the plot allotted to the Lessee being **7690.65** Sq. Mtrs. It will /shall be permissible to the Lessee to utilise within the period and in the manner aforesaid part of the area for the construction of a building to be used as an Industrial factory and to retain the remaining area of the plot for further expansion of the project of the Lessee.

Subject to the following conditions:

- (i). The remaining area of the plot shall be fully utilised for one expansion of the project of the Lessee within a period of ten years from the date of the License Agreement.

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For GOLDSTAR ORGANICS PVT. LTD.

J. G. Shan

AUTHORISED SIGNATORY

- (ii). It shall be open to the Lessor to review the progress of the utilisation at the interval of every three years and to resume the possession of unutilised portion of the plot.
- (iii). While utilising a part of the plot for the construction of a building as aforesaid and retaining the remaining part of the plot for future expansion, the part to be utilised for the construction of the building shall be demarcated so as to make a sub division of the remaining part feasible in the event of the Lessor deciding to resume possession of the unutilised portion of the plot.
- (d). That no building or erection to be erected hereinafter & no alteration or addition to any building or construction existing for the time being shall be commenced by the lessee unless and until specifications plans, elevations, sections and details thereof shall have been previously submitted by the lessee in triplicate to the Executive Engineer of the Lessor (hereinafter referred to as the Executive Engineer, which expression shall include any other to whom the duties and functions of the Executive Engineer may be assigned) for his scrutiny and the same has been approved in writing by the Executive Engineer Provided that in the completion of any such building or erection or making any such alteration or addition to the Lessee shall observe & conform to all the building conditions of the Lessor and all bye laws rules and regulations of the local authorities or other body having authority in that behalf & any other statutory regulations as may be in force for the time being, relating in any way to the demised premises and any building thereon provided further that no building erection or structure (except a compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plan.

(e). **FENCING:**

That the demised premises will be fenced by the lessee at his expenses in every respect.

(f). **EFFECT OF FAILURE TO COMPLETE CONSTRUCTION WITHIN TIME :**

That if the Lessee fails to complete the Construction work referred to in sub clause (c) above within the period specified in that sub-clause, this lease shall stand terminated unless for sufficient cause the Managing Director or officer of the Lessor allows further time to complete the construction.

For **GOLDSTAR ORGANICS PVT. LTD.**

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J. G. Shah

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AUTHORISED SIGNATORY

(g). TO OBTAIN LICENCES ETC.

That it will obtain & renew all necessary licences and pay licence & other fees and cesses and taxes in respect of the demised premises by reason of their being used for the purpose and/or any of them and observe and perform all local Police & Municipal rules and regulations in connection with such use.

(h). TO PAY RATES TAXES, CHARGES ETC.

That it will pay all existing & future taxes, cesses, rates assessments and out payable of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises & premises and anything for the time being thereon. The present land revenue assessment of the land leased does not exceed Rs. 17,073/- (**Rupees Seventeen Thousand Seventy Three Only**) per Annum. It will also pay to the Lessor in the manner determined by the Lessor service charges of whatever description including charges for the supply of water, Lessee's share of the expenses of maintenance of road and other common facilities and services) charged by Lessor. As regards supply of water it shall abide by the conditions laid down in that behalf by the Lessor from time to time, provided that in the case of tax, cess, rate or assessment as is required to be paid by the Lessor in respect of the demised premises, the Lessee shall pay to the Lessor an amount equal to such tax, cess, rate or assessment, as the case may be.

The lessee shall consume water for its unit at following rates from year to year.

Year	Consumption per day (litres).
1 st year	(20.00 K. LITERS PER DAY
2 nd year	(30.00 K. LITERS PER DAY
3 rd year	(40.00 K. LITERS PER DAY
Onward	(40.00 K. LITERS PER DAY

Even if it fails to consume water to the extent mentioned above, it shall pay the water charges for the Qty. equal to 70% of the above mentioned Qty. irrespective of consumption, if demand is more than 50,000 litres per day. The payment for the

Atty

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For **GOLDSTAB ORGANICS PVT. LTD.**

J.G. Shah

AUTHORISED SIGNATORY

minimum charges for 70% of the above agreed qty. shall commence from the date on which the utilisation period from the date of allotment, namely, 2 years for plot and 1 year for shed, is over, whichever is earlier. The water charges shall be payable at the prevailing water rate of the estate for the year as fixed by the Corporation from time to time and on failure to pay the minimum charges, the Licensee/Lessee shall be liable to the action including termination of agreement and other steps.

(i). **NOT TO EXCAVATE:**

That it will not make any excavation upon any part of the demised premises nor remove any stone, sand gravel clay or earth, therefrom except for the purpose of executing any work pursuant to the terms of this Lease.

(j). **ACCESS ROAD :**

That the Lessee having at his own expense constructed an access road leading from the main road to the demised premises will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer of the Lessor.

(k). That it shall observe & conform to all rules and regulations and bye-laws of the local authority concerned or any other statutory regulations in any way relating to public health & sanitation in force for the time being & that it shall provide sufficient latrine accommodation for workmen & other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer, and shall not without the previous consent in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof, Failure on the part of the Licensee/Purchaser/Lessee to comply with the provision of law regarding disposal of Industrial effluent shall entitle the Corporation to disconnect water supply to the Licensee/ Purchaser/ Lessee and to resume the possession of land. The Licensee/ Purchaser/Lessee shall have to take Drainage connection when intimated by the Corporation and shall have to pay all the necessary amounts towards capital amount recovery and shall have to pay regular Drainage cess as fixed by the Corporation

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For GOLDSTAR ORGANICS PVT. LTD.9/-

J. G. Shah

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From time to time. While taking drainage connection, the Licensee/ Purchaser/ Lessee shall have to comply with all regulations contained in "Drainage Regulations -1990 of GIDC.

(kk). **COMPLIANCE WITH LAWS :**

The lessee shall comply with all laws (including Acts, Rules Regulations or orders) passed, made or issued by the Government of Gujarat or by the Government of India from time to time, relating to the business or industry carried on by the Lessee or having a bearing on the same. The lessee shall in particular comply with observe & act according to laws on the subject of Ecology and Environment, like the Water (Prevention & Control of Pollution) Act, 1981. The water (Prevention & Control of Pollution) Cess Act 1977, and the Environment Protection Act-1986. The fact of the Lessor assisting the Lessee in the matter of supplying or providing amenities or facilities, like water sewage, Electricity, etc. shall not mean that the Lessee is thereby absolved from his responsibility or liability in respect of the same. Similarly in respect of any scheme, project, or work under taken by the Lessor on behalf of or for the benefit of the Lessee or of the Lessee and other industries or Persons jointly the lessee shall not thereby be deemed to have been absolved from its liability under the relevant or concerned law. Nor shall it make the Lessor or any of its servants or agents liable for any non-compliance, non-observance or breach of any such law. Further it will have to strictly follow the terms and conditions of Gujarat Pollution Control Board, Gandhinagar.

Further it shall have to obtain fresh consent after expiration of the present consent from time to time. The lessee shall not start production activity in the allotted plot unless and until it has effectively and completely complied with the pollution control measures required to be undertaken by the lessee any permission which may have been granted by GPCB and if the lessee without complying with the pollution measures start or continue with its industrial activity the Lessor shall be dully bound to disconnect electricity supply and water supply of Licensee unit even without prior notice.

J.G. Shah

...10/-

For GOLDSTAR ORGANICS PVT. LTD.

J.G. Shah

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(kkk) **PROVISION OF SERVICES,
AMENITIES, FACILITIES:**

The lessee shall be free to obtain any service amenity or facilities like water, Drainage, Electricity etc. directly from the concerned agency, like the local body, Electricity Board etc. In case the lessor makes arrangements for procuring or supplying such services etc. for the benefit of and on behalf of the lessee separately or jointly with others and the lessee avails of the same. It shall not amount to be commitment on the part of the lessor to provide the same. Nor shall it be construed as hiring of, or contract for supply of such services by the Lessor to the Lessee. The lessee shall not hold the lessor liable in case of any delay deficiency, insufficiency or failure in supply of such amenities facilities or services nor shall the lessee be deemed to be a consumer qua the Lessor in respect of the same, within the meaning of the provisions of the Consumer Protection Act-1986.

(L) **TO REPAIR :**

That through the said term the Lessee shall at his expense, pave, cause and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing to the satisfaction of the Executive Engineer, the building, premises, drain, compound walls and the fences upto belonging all fixture and additions thereto.

(m). **TO ENTER & INSPECT :**

That it shall on a weeks previous notice in that behalf permit the Lessor or the Managing Director, Officer or the Executive Engineer and the officer surveyors. workmen & other employed by them from time to time and at all reasonable times of the day during the term hereby granted to enter into or upon the demised premise and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary they or any of them may by notice to the lessee call upon it to execute the repairs and upon its failure to do so within a reasonable time the lessor may execute them at the expense in all respects of the lessee.

for

...11/-

For **GRDSTAR ORGANICS PVT. LTD**

J. G. Shah

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(n). **NUISANCE :**

That it shall not do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents or other

premises in the vicinity That it shall not interfere or cause damage to the properties belonging to the Lessor whether located outside or inside the premises, such as water supply lines, Drainage Lines, water meters, street lights, and such other properties, In case he is found interfering or causing damage to the properties of the Lessor, it would amount to breach of the conditions of the lease and it would be liable to be evicted from the premises occupied by it under the provisions of the Gujarat Public Premises (Eviction of unauthorised occupants) Act-1972 or any other law for the time in force and lessor will be entitled to recover the cost of making good such damages with penalty as may be determine and such amount would be recoverable as an arrear of land revenue.

(o). **USER:**

That it will use the demised premises only for the purpose of factory for manufacturing of **MFG. PVC Stabilizers & Metallic Stearates**, and matters connected therewith and shall not use the demised premises or any part thereof for any other purpose without the permission in writing of the Managing Director officer, Provided that the demised premises shall not be used for the purpose of a factory or any industry which by reason of emission of odour, Liquid, offluvia, dust smoke gas, noise, vibration or fire hazards is declared as obnoxious by the lessor.

FIRE FIGHTER :

The Corporation may provide the fire fighter services in some estates as an Amenities, in case of non Provision or any delay or non availability of fire fighter at the time of fire, the purchaser/Licensee/Lessee will not claim any losses/damages due to this.

(P). **INSURANCE :**

That it will keep the building already erected or which may by erected on the demised premises excluding foundation and plinth insured in the name of the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (Excluding

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foundation and plinth) in some well established Insurance company.

(q). DELIVERY OF POSSESSION OFFER :

That at the expiration or sooner determination of the said term the lessee will determination of the said term, the lessee will quietly deliver to the Lessor the demised premises and all erection and building then standing or being thereon PROVIDING ALWAYS that the lessee shall be at liberty, if he shall have paid the rent and all Municipal and other taxes, rates, and assessment then due & shall have performed and observed the covenants and conditions herein contained prior to the expiration or determination, of the said term to remove & appropriate to himself all buildings erections and structures and materials from the demised premises but so nevertheless that the Lessee shall deliver to the Lessor all land from which such building erections or structure may have been removed after the same is levelled and put in good order and condition to the satisfaction of the Lessor.

FOR POWER SUPPLY :

- (1) For obtaining power supply, concerned licensee/ purchaser/ Lessee to the power supply authorities in prescribed application form. It is also responsible for following up for timely receipt of Estimate & Power, Corporation will not be responsible for timely receipt of Estimates or power.
- (2) Licensee/Purchaser/Lessee has to complete formalities of signing agreement, payment of security deposit & complete wiring of Electrical installation as per I.E. rules & submit the test report for wiring from licensed Electrical contractor before release of connection.
- (3) High tension consumer having power demand in excess of 500 KVA and of specific requirements, shall have to make separate feeder at his cost.
- (4) Full cost of high tension or low tension line both and cost of feeder and sending equipment's, as the case may be, is to be borne by consumer. No reimbursement or cost sharing is admissible to high tension or low tension consumer. For extension of load at a future date, full cost to be borne by the consumer.

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- (5). The supply voltage and source of power shall be decided by the power supply authority for the consumer having power demand in excess of 2400 KVA.
- (6). Licensee/Purchaser/Lessee is liable to pay for the cost of land occupied for corridor for laying Electric circuit for power supply as per the site Condition and the prevalent policy of the Corporation.
- (7). Licensee /Purchaser /Lessee has to pay for cost of augmentation of sub-station on his pro-rate demand basis and at the rate and policy prevalent in the Corporation.
- (8). Licensee/Purchaser/Lessee cannot seek relief of deferrment of payment towards the instalment for delay in availability of power

(r) **NOT TO ASSIGN:**

That it will not transfer, assign, underlet, or part with the possession of the demised premises or any part thereof or any interest therein without the previous permission of the Lessor.

For the purposes of this covenant, any change in the constitution of the lessee shall be deemed to be a transfer by the Lessee of his interest in the demised premises in favour of another person. Provided further that where the lessee for the purpose of constructing a building on the demised premises is to obtain loan from a Bank or other financial institution by mortgaging his lease hold interest in the demised premises in favour of such Bank or Institution permission of the Lessor shall be deemed to have been given subject to the conditions :

- (a). That such mortgage shall not effect the right and powers of the Lessor under this lease deed
- (b). That the Lessor before exercising his rights and powers under this lease deed will consult the Bank or as the case may be the financial institutions concerned.

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(c) That it shall have to pay at a time an amount equal to one percent (1 %) per year of the total value of land leased of prevailing allotment price of the Estate for the period for which the lease hold right are to be mortgaged in favour of financial institutions for securing the financial assistance/ loan to be obtained by other Associated units of the lessee situated outside the GIDC estate.

(s). **ASSIGNMENT TO BE REGISTERED WITH LESSOR AND UNEARNED INCREMENT**

In the event of such transfer, assignment under letting or parting with there shall be delivered by the Lessee at its expense a notice thereof to the Managing Director officer of the Lessor as the Lessor may direct within twenty days from the date on which the transfer assignment underletting or parting with becomes effective whether by registration thereof under the Indian Registration Act or otherwise, Provided that in the event of such transfer, assignment, underletting or parting with fifty percent of the unearned increment that may be accrued to the lessee shall be paid by the lessee to the Managing Director officer of the Lessor Provided further that the unearned increment shall be valued by the Chief Accounts Officer of the Lessor and the decision of the Chief Accounts Officer will be binding on the lessee.

(t). **NOTICE INCASE OF DEATH ETC.**

In the event of death, insolvency or liquidation of the lessee the person in whom the title shall vest on account thereof shall cause notice thereof be given to the lessor within one month from the date of such vesting.

(u). It shall have to fill-up atleast 85% posts in its Industrial units by local persons and for Manager and Supervisor cadres atleast 50% posts shall have to be filled by the local persons. The expression 'Local person' shall mean a person domiciled in Gujarat State for minimum 15 years shall be considered as 'Local Person'.

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3. **SUMS PAYABLE BY LESSEE
RECOVERABLE AS ARREARS OF
LAND REVENUE.**

All sums payable by the lessee to the lessor under these presents and recoverable by the lessor from the lessee under these presents and Gujarat Industrial Development Act 1962 and all charges and expenses incurred by the Lessor in connection therewith shall be recoverable from the lessee as arrears of land revenue under section 28-R or as the case may be section-41 of that Act.

4. **BREACH OF COVENANTS :**

If the said rent hereby reserved or any instalment of premium price shall be in arrears for more than two months whether the same shall have been legally demanded or not or if and wherever there shall be a breach by the lessee of any of the covenants herein contained the lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the lessee on account of buildings or improvements built or carried on the demised or claimed by the lessee on account of such building or improvements, PROVIDED ALWAYS that the power of re-entry herein before contained shall not be exercised unless and until the Managing Director officer of the Lessor shall have given to the Lessee Notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the lessee in remedying such breach or breaches within three months after giving or such notice.

5. **ALTERNATION OF ESTATE RULES :**

The lay out of the Sarigam Industrial Area/Estate, the building conditions & other regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and Lessee shall have no right to require enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

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(6). ALLOTMENT LETTER &
MARGINAL NOTES :

The Lessor had issued in respect of the demised premises an Offer-Cum-Allotment letter No. GIDC/DM/VPI/ALT/PLT/SRG/5132 ALT/PLT/SRG/14424, Dtd. 25/10/2007, Corrigendum Order No. GIDC/RM/VPI/CORRI/PLT/ SRG/ 2736, Dtd. 19/07/2011, Sub-Division and Transfer Order No. GIDC/DM/VPI/SRG/FTO/PLT/3189, Dtd. 25/07/2012, Supplementary Agreement has been executed on 24/07/2012, Final Transfer Order No. GIDC/RM/VPI/ALT/ SRG/ FTO/3764, Dtd. 06/12/2014, Supplementary Agreement has been executed on 07/12/2014, Corrigendum Order No. GIDC/RM/VPI/ALT/PLT/8660, Dtd. 18/03/2016, Deed of Rectification on 21/03/2016, Final Transfer Order No. GIDC/RM/VPI/PLT/ SRG/FTO/8965, Dtd. 30/03/2016, Supplementary Agreement has been executed on 30/03/2016, Final Transfer Order No. GIDC/RM/VPI/PLT/SRG/FTO/1246, Dtd. 26/05/2016, Supplementary Agreement has been executed on 24/05/2016. The terms and conditions of the said allotment letter will form part of this agreement and Supplementary Agreement has been executed on 24/07/2012, 07/12/2014, 30/03/2016, 24/05/2016. The Marginal notes do not form part of lease and shall not be referred to for construction or interpretation thereof.

7. STAMP DUTY

The stamp duty payable in respect of this indenture shall be borne by the Lessee.

Registration Charges payable in respect of this indenture and duplicate thereof shall be borne by the Lessee. The Lessee shall retain the duplicates of this indenture and original indenture shall remain with the Lessor. The Lease Deed shall be registered at a place within the state of Gujarat where such registration is permissible under the provisions of the Indian Registration Act,

A. K. M.

.....17/-

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SCHEDULE
(Description of Land)

All that piece of land Known as **Plot No. 2817/2**, in the **Sarigam Industrial Estate/Area** consisting Revenue **Survey No. 431/p**, within the village limits of **Fansa**, Taluka – **Umbergam**, District **VALSAD** containing by admeasurement **7690.65 Sq. Mtrs.** or thereabout and bounded as follows, that is to say :

On or towards the North by : Plot No. 2817/1,
On or towards the South by : Plot No. 2816,
On or towards the East by : 16.00 Mt. Green Space,
On or towards the West by : Plot No. 2817/1,

IN WITNESS WHEREOF the Lessor has caused **Shri Ashok R. Patel, Age. 53, residing at GIDC, Vapi**, an authorised by it to set his hand and affix the common seal hereto and the Lessee has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED AND
DELIVERED,
BY **SHRI ASHOK R. PATEL**,
ASSISTANT OF THE
GUJARAT INDUSTRIAL
DEVELOPMENT
CORPORATION
In the presence of



Ashok
ASSISTANT,
GIDC, VAPI,



1. Name (Full Name in Block Letter) : *M. V. Renuka*
Age : *47*
Occupation : Service
Address : GIDC Office, VAPI
Signature : *[Signature]*

2. Name (Full Name in Block Letter) : **L. V. VAGHELA**
Age : *54*
Occupation : Service,
Address : GIDC Office, VAPI
Signature : *[Signature]*
..... 18/-

For GOLDSTAB ORGANICS PVT. LTD.

J. G. Shah
AUTHORISED SIGNATORY

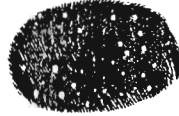
SIGNED, SEALED & DELIVERED
BY THE ABOVE NAMED LESSEE/
AUTHORISED OFFICER,
IN THE NAME _____,
AGRE _____,
OF THE LESSEE.
M/S GOLDSTAB ORGANICS PVT. LTD,



For GOLDSTAB ORGANICS PVT. LTD.

J. G. Shah

AUTHORISED SIGNATORY



In the presence of ...

- 1. Name (Full Name in Block Letter) : HAROTTAM D PATEL
- Age : 61 yrs
- Occupation : Business
- Address : RCL - 32/435, MIDC vafar
- Signature : Harottam Patel

- 2. Name (Full Name in Block Letter) : Augubhan - P. A.
- Age : 48
- Occupation : Service
- Address : Flat no. 114, 2nd floor
- Signature : A. Chaudhary

$$\begin{array}{r} 783 \\ 1363 \\ \hline 2146 \\ 380 \\ \hline 2446 \end{array}$$

Mo. No. 7046162598.

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