

STRUCTURAL AUDIT REPORT

Of

SMT. SHARDABEN LALJIBHAI DODIA & OTHERS

M/s. J. K. Industries

At

**Survey No. 148/2/2, Village Amboli,
Opp. Marathi School, Silvassa - 396 230,
Union Territory of Dadra and Nagar Haveli.**

BY

BASAVARAJ MASANAGI & CO.

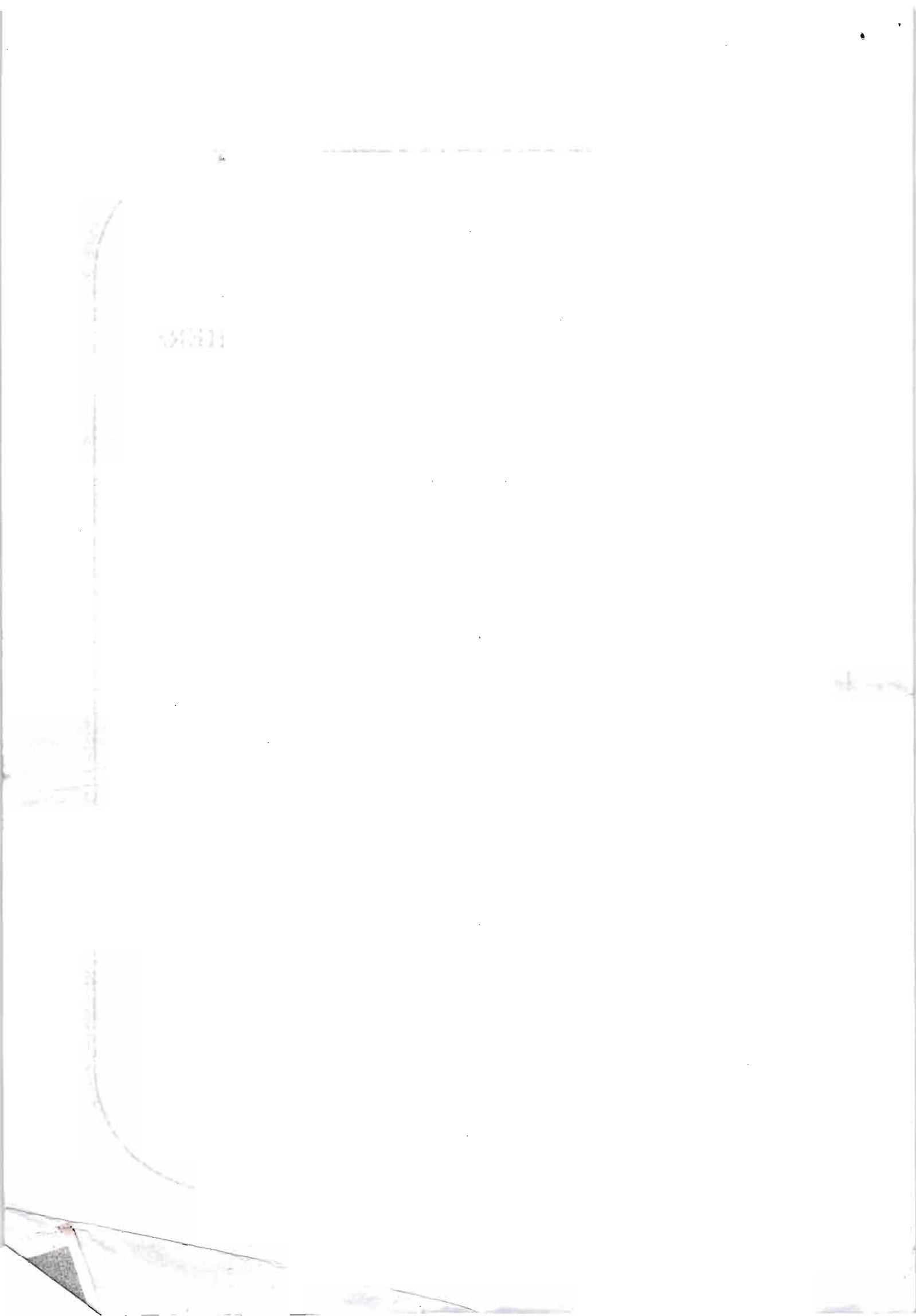
**Govt. Approved Valuers, Chartered Engineers,
Surveyor & Loss Assessors.**

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Ref. No.: 4651/2014-15/207/BOI/Andheri-E

Date : 15/12/2014

STRUCTURAL AUDIT REPORT

Annexe - I

GENERAL

1. Purpose for which valuation is made : Structural Audit Report
2. Date on which valuation is made : 13th December 2014
3. Name of the Owner / Owners : Smt. Shardaben Laljibhai Dodia
(As per Sale Deed) Mr. Manishbhai Virjibhai Shah
Mr. Abhaybhai Virjibhai Shah
Mr. Vishalbhai Pankajbhai Dedhia
- Name of Firm / Account : **M/s. J. K. Industries**
4. If the property is under joint ownership/
Co-ownership, share of each such owner.
Are the shares undivided? : Joint Ownership
5. Brief description of the property : Industrial Shed
6. Documents produced for perusal : 1. Xerox copy of Sale Deed made between
M/s. Haveli Enterprises (Vendor) &
Smt. Shardaben Laljibhai Dodia & Others
(Purchasers) dated 27th August 2014
2. Xerox copy of Order, Letter Ref. No. 5000
dated 17/08/2007 from Revenue Dept.
7. Members present during inspection : Mr. Laljibhai J. Dodhia (Director),
Mr. Sunil Shah &
Mr. Manish Mishra
8. Location, Street, Ward No. : Survey No. 148/2/2, Village Amboli,
Opp. Marathi School, Silvassa - 396 230,
Union Territory of Dadra and Nagar Haveli.
9. Survey/plot no. of land : Survey No. 148/2/2
10. Nearest Landmark : Near M. I. Alloy

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11. Is the property situated in residential Commercial / mixed area / industrial area : Industrial area
12. Classification of locality-high class / middle class/ poor class. : Middle class
13. Proximity to civic amenities like schools, hospitals, offices, market, etc. : The facilities are available
14. Means and proximity to surface communication by which the locality is served. : By road & by rail
Situating at app. 17 kms National Highway No. 8 & Silvassa /
App. 30 kms from Vapi Railway Station

LAND

15. Area of land supported by documentary Proof, shape, dimensions and physical features. : 14700 Sq. m. (1.47 Hector)
(As per Sale Deed)
16. Roads, streets or lanes on which the land is abutting. North : Panchayat Road
South : Land Survey No. 148/2/3
East : Land Survey No. 158
West : Land Survey No. 148/2/1
17. Is freehold or leasehold land? : Freehold Land
18. If leasehold, the name of lesser / lessee : N. A.
Nature of lease, date of commencement & termination of lease, terms of renewal of lease
19. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant. : Industrial use
20. Are there any agreements of easements? If so attach copies. : No
21. Does the land fall in an area included in any town planning scheme or any development plan of governments or statutory body? If so, give particulars. : Union Territory of Dadra and Nagar Haveli



22. Has any contribution been made towards development or is any demand for such contribution still outstanding : N. A.

23. Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date or notification : N. A.

IMPROVEMENTS

24. Attach plans and elevations of all structures standing on the land and the lay-out plan : Available with owners

25. Furnish technical details of the building on a separate sheet : See annexure
(The Annexure to this Form may be used)

26. Is the building owner-occupied/tenanted/both? : Owner possession

27. What is the floor space index permissible and percentage actually utilized? : N. A.

OWNERSHIP

28. Give details of water and electricity to be born by the owner : N. A.

29. Has the tenant to beat the whole or part repairs and maintenance? Give particulars : Not Applicable

30. If a pump is installed, who is to bear the cost of the maintenance and operation-owner or tenant? : Owner

31. Who has to beat the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc.-owner or tenant. : Owner

32. What is the amount of property tax? Who is to bear it? Give details with documentary proof. : Owner

33. Is the building insured? If so, Give the policy No. amount for which it is Insured and the Annual premium. : N. A.



34. Is there any dispute between landlord and tenant regarding rent pending in the court of law? : No

CONSTRUCTION

35. Year of commencement of construction : -
Year of completion : App. 2008

36. What was the method of construction-by Contract/ by employing labour directly / both? : Constructed by contractor

37. For items of work done on contract produce copies of agreements. : Constructed by contractor

38. For items of work done by engaging labour directly give basic rates of materials and labour supported by documentary proof. : Constructed by contractor

39. Built up area (As per measurement) :

Description	Length in ft.	Width in ft.	Total area in Sq. ft.	Total area in Sq. m.
Main Factory Shed, RCC structure with upper AC sheets roofing (Ht. 17 to 21 ft.)	198.17	61.67	12221.14	1135.37
	18.00	15.00	270.00	25.08
	18.00	15.00	270.00	25.08
Total			12761.14	1185.53



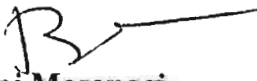
Annexure to Form - 1

- | | |
|---|--|
| 1. No. of floors | : Ground only storied structure |
| 2. Plinth area floor - wise (As per IS 3861 - 1966) | : As per plan |
| 3. Year of construction | : App. 2008 |
| 4. Estimated future life | : 35 years |
| 5. Type of construction - load bearing Walls / R.C.C. Frame / Steel frame | : R.C.C. frame structure / SS structures |
| 6. Type of foundation | : R.C.C. foundation |
| 7. Walls | : Brick masonry walls |
| 8. Flooring | : CC flooring |
| 9. Finishing | : Industrial finishing |
| 10. Roofing and terracing | : AC sheet roofing |
| 11. Doors & Windows | : Rolling shutters, wooden doors & windows |
| 12. Internal wiring - Surface or Concealed | : Surface wiring |

The industrial sheds was constructed in App. 2008 & is well maintained.

The building is in good condition.

The building is structurally sound & the estimated future life of the building is 35 years with proper maintenance.


Basavaraj Masanagi.
B.E (C), M.I.E, F.I.V.
Chartered Engineers, Valuers,
Surveyor & Loss Assessor.

Signature and seal of Registered Valuer
On the Bank's Panel



→ 40 km. from VAPI railway station

