

24303/2022

VALUATION REPORT

**VIKRAM HIMATLAL JAVERI, DIPTI VIKRAM JAVERI &
VIR VIKRAM JAVERI**



**BLOCK NO. 926, NH-08, NEAR HOTEL RAHAGIR,
VILLAGE WAGHALDHARA, TALUKA & DISTRICT VALSAD,
GUJARAT 396 375**

FOR

BANK OF BARODA, OPERA HOUSE BRANCH

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/412, Damji Shamji Corporate Square, Next to Kanara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400075

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24303/2022



CERTIFICATE

Date : 21st December, 2022

To,
Bank Of Baroda,
Opera House Branch

We have carried out the valuation of N A Land pertaining To **Vikram Himatlal Javeri, Dipti Vikram Javeri & Vir Vikram Javeri** at Block No. 926, NH-08, Near Hotel Rahagir, Village Waghaldhara, Taluka & District Valsad, Gujarat 396 375

On the basis of the data/ information furnished by **Bank Of Baroda** our visual inspection, observations, analysis and judgement, We are of the opinion that the values of the above referred assets to be considered as follows as on 21st December, 2022 :-

Fair Market Value	Rs. 7,28,44,000/-
Realisable Sale Value	Rs. 6,55,59,600/-
Distress Sale Value	Rs. 5,82,75,200/-

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any



Praksis Consultants & Valuers Pvt. Ltd.
Authorised Signatory

Format-A

(PRAKSIS CONSULTANTS & VALUERS PVT. LTD.)

 B/412, Damji Shamji Corporate Square, Next to Kanara Business Center,
 Laxmi Nagar, Ghatkopar (East), Mumbai 400 075

 TO,
 BANK OF BARODA,
 OPERA HOUSE BRANCH

Valuation Report (In respect of Land/Site And Building)

(To be filled in by the Approved Valuer)

I. GENERAL		
1.	Purpose for which the valuation is made	: To ascertain the market value of N A Land
2.	a) Date of inspection	: 12 th December, 2022 (Er. Devesh) Along With Vikram Jhaveri
	b) Date on which the valuation is made	: 21 st December, 2022
3.	List of documents produced for perusal	:
	i)	Sale deed made between Laduben Nanubhai Patel and Vikram Himatlal Javeri Dated 27/5/1991
	ii)	Lease agreement made between Vikram Himatlal Javeri, Dipti Vikram Javeri & Vir Vikram Javeri and M G Contractors Pvt Ltd dated 23/8/2022
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)	Vikram Himatlal Javeri, Dipti Vikram Javeri & Vir Vikram Javeri Block No. 926, NH-08, Near Hotel Rahagir, Village Waghaldhara, Taluka & District Valsad, Gujarat 396 375 Joint Ownership 1/3 rd each
5.	Brief description of the property (including leasehold/freehold etc)	: Block No. 926, NH-08, Near Hotel Rahagir, Village Waghaldhara, Taluka & District Valsad, Gujarat 396 375 Leasehold
5a	Total Lease Period & Remaining Period (If Leasehold)	NA
6.	Location of the property	: This Property is 6.2 Kms Away From Joravasan Railway Station
	a) Plot No. / Survey No.	Block No. 926, NH-08, Near Hotel Rahagir, Village Waghaldhara
	b) Door No.	-
	c) T. S. No. / Village	Block No. 926, NH-08, Near Hotel Rahagir, Village Waghaldhara
	d) Ward / Taluka	Taluka Valsad
	e) Mandal / District	District Valsad

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7.	Postal address of the property	:	Block No. 926, NH-08, Near Hotel Rahagir, Village Waghaladhara, Taluka & District Valsad, Gujarat 396 375		
8.	City / Town	:	-		
	Residential area	:			
	Commercial area	:			
	Industrial area	:			
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Middle		
	ii) Urban / Semi Urban / Rural	:	Semi Urban		
10.	Coming under corporation limit / Village Panchayat / Municipality	:	Waghaladhara Grampanchayat		
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	N.A.		
12.	In case it is an agricultural land, any conversion to house site plots is contemplated.	:	N.A.		
13.	Boundaries of the property	:	As per Site		
	North	:	Road		
	South	:	Open Plot		
	East	:	Western Express Highway		
	West	:	Open Plot		
14.	Dimensions of the site 1	:	A	B	
		:	As per Lease deed	As per Site	
		:	North	Not shown	Road
		:	South		Open Plot
		:	East		Western Express Highway
	:	West		Open Plot	
14.	Latitude, Longitude and 2 Coordinates of the site	:	22.67° N, 71.57° E		
15.	Extent of the site	:	N A Plot Area = 18211 Sq. Mt. As per Sale deed given by Bank		
16.	Extent of the site considered for valuation (least of 14A & 14B)	:	N A Plot Area = 18211 Sq. Mt. As per Sale deed given by Bank		
17.	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	:	Rural area		
2.	Development of surrounding areas.	:	Plots are developed		
3.	Possibility of frequent flooding / sub-merging	:	-		



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4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Near By
5.	Level of land with topographical conditions	:	-
6.	Shape of land	:	-
7.	Type of use to which it can be put	:	-
8.	Any usage restriction	:	N A Land only
9.	Is plot in town planning approved layout/	:	Approved plan not furnished by client
10.	Corner plot or intermittent plot?	:	Intermittent plot
11.	Road facilities.	:	Ok
12.	Type of road available at present	:	-
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	-
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality.	:	Water Supply Is Available
16.	Underground sewerage system	:	Exists
17.	Is Power supply available at the site	:	Yes
18.	Advantages of the site	:	
	1.	:	
	2.	:	
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 the sea coast / tidal level must be incorporated.)	:	
	1.	:	
	2.	:	

Part – A (valuation of land)

1.	Size of plot	}	NA
	North & South		
	East & west		
2.	Total extent of the plot	:	N A Plot Area = 18211 Sq. Mt. As per Sale deed given by Bank
3.	Prevailing market rate (along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs. 3,500/- To Rs. 4,500/- Sq. Mt.



4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Govt. Rate of Land = Rs. 480/- Sq. Mt.
5.	Assessed / adopted rate of valuation	:	Rs. 4,000/- Sq. Mt.
6.	Estimated value of Total land	:	Rs. 7,28,44,000/-

Part – B (valuation of Building)

1.	Technical details of the building		:	
a)	Type of Building (Residential / Commercial / Industrial)	:		
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	N A Land only	
c)	Year of construction	:		
	Age of building Future Life	:		
d)	Number of floors and height of each floor including basement, if any	:		
e)	Plinth area floor – wise	:		
f)	Condition of the building	:		
i)	Exterior – Excellent, Good, Normal, Poor.	:	N A Land only	
ii)	Interior- Excellent, Good, Normal, Poor	:		
g)	Date of issue and validity of layout of approved map/plan	:	Approved plan not furnished by client	
h)	approved map/plan issuing authority	:	Approved plan not furnished by client	
i)	Whether genuineness or authenticity of approved map/plan is verified	:	No	
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	

Note:

- 1) At the time of inspection some temporary structures were erected on this N A Plot, However these are in dilapidated condition hence not considered in our valuation report
- 2) At the time of inspection the owner had leased 9000 Sq. Mt. to M/S. M G Contractors Pvt Ltd for a period of 12 months beginning from 1/9/2022 & ending on 31/8/2023



Specifications of construction (floor – wise) in respect of :-

Sr. No.	Description	Ground floor	Other floors
1.	Foundation	:	
2.	Basement	:	
3.	Superstructure	:	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc, and specify the species of timber)	:	
5.	RCC Works	:	
6.	Plastering	:	
7.	Flooring, Skirting, Dadoing	:	
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	
9.	Roofing including weather proof course	:	
10.	Drainage	:	
11	Compound Wall		
	Height	N A Land only	
	Length		
	Type of construction		
12	Electrical installation		
	Type of wiring		
	Class of fittings (superior / ordinary / poor)		
	Number of light points		
	Fan points		
	Spare plug points		
	Any other item		
13	Plumbing installation		
a)	No. of water closets & their type		
b)	No. of wash basins		
c)	No. of urinals		
d)	No. of bath tubs		
e)	Water meters, taps etc.		
f)	Any other fixtures		



Details of Valuation

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
	Ground floor			NA	NA	NA		
	First floor							
	Second floor							
	Other floors, if any							
	Total							

Part - C (Extra Items)

(Amount in Rs.)

1.	Portico		
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 Rs.)

1.	Wardrobes		
2.	Glazed tiles		
3.	Extra sink and bath tub		
4.	Marble / ceramic tile flooring		
5.	Interior decorations		
6.	Architectural elevation works		
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum hand rails		
10.	False ceiling		
	Total		



Part - E (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room		
2.	Separate lumber room		
3.	Separate water tank / sump		
4.	Trees, gardening		
	Total		

Part - F (Services)

(Amount in Rs.)

1.	Water supply arrangements		
2.	Drainage arrangements		
3.	Compound wall		
4.	C.B. deposits, fittings etc.		
5.	pavement		
	Total		

Total abstract of the entire property

Part - A	Land		Rs. 7,28,44,000/-
Part - B	Building		-
Part - C	Extra items		-
Part - D	Amenities		-
Part - E	Ground Development & Other Misc. Civil Works like MS Gate, Compound wall etc		-
Part - F	Services		-
	Total		Rs. 7,28,44,000/-

Value

Fair Market Value	Rs. 7,28,44,000/-
Realizable Value	Rs. 6,55,59,600/-
Distress Value	Rs. 5,82,75,200/-
Value as per circle rate Govt rate	Rs. 87,41,280/-



(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as i) Salaability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed)

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Photograph of owners /representative with property in background to be enclosed
Screen shot of latitude /longitude and co-ordinates of property using GPS/Various
Apps/Internet sites
Any Other important information bout the property in question

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is

Rs. 7,28,44,000/- (Rupees Seven Crores Twenty Eight Lakhs Forty Four Thousand Only)

The Realizable Value Of The Above Property As Of **Rs. 6,55,59,600/- (Rupees Six Crores Fifty Five Lakhs Fifty Nine Thousand Six Hundred Only)**

The Distress Value **Rs. 5,82,75,200/- (Rupees Five Crores Eighty Two Lakhs Seventy Five Thousand Two Hundred Only)**

Place:-Mumbai
Date :-21/12/2022

praksis



Signature
(Praksis Consultants & Valuers Pvt. Ltd.)

Enclsd : 1. Declaration From The Valuer

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 Rs. -
-----/- (Rupees----- only)

Date:

Signature
(Name of the Branch Official with Seal)

Basis Of Valuation

- **Market Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- **Realisable sale value** can be defined as the estimated selling price of an asset in the ordinary course of business, less the estimated costs of completion & the estimated costs necessary to make the sale
- **Forced sale value** is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available. Unless the nature of, and the reason for, the constraints on the seller are known, the price obtainable in a forced sale cannot be realistically estimated. The price that a seller will accept in a forced sale will reflect its particular circumstances, rather than those of the hypothetical willing seller in the Market Value definition. A "forced sale" is a description of the situation under which the exchange takes place, not a distinct basis of value.
- **Insurance value** is the value of the building for which the building is insured. Normally the building is insured of the superstructure alone (not for the foundation) – land value is excluded.

Built Up Area = Rera Carpet Area X 1.1

Built Up Area = Carpet Area X 1.2

1 Sq. Mt. = 10.764 Sq. Ft.

Market Value = Documented Area X Adopted Rate

Realisable Value = Market Value X 90%

Distress Value = Market Value X 80%

Government Value = Government Rate X Built up Area (Including floor rise)

Insurance Value = Built Up Area X Construction cost

List of Documents required for carrying out valuation of property

- 1) Sale Deed /Conveyance deed
- 2) Share certificate
- 3) Property card/Property Tax receipt
- 4) Approved Plan /Occupancy certificate/Completion certificate
- 5) Latest Electricity bill
- 6) Latest Maintenance bill
- 7) Any other relevant document pertaining to property

List of Documents received

- 1) Sale Deed
- 2) Lease Agreement



Valuation Of Land

**N A Plot Area = 18211 Sq. Mt.
 As per Sale deed given by Bank**

Land

While Deciding The Value Of The Land Due Regard Is Given To The Following Factors:

- (A) Situation
- (B) Size And Topography Of Land.
- (C) User Of Land For Industrial, Residential Or Commercial Purpose.
- (D) Statutory Provisions Governing Land Usage.
- (E) Types Of Tenure, I. E. Freehold Or Leasehold.
- (F) Availability Of Infrastructure And Civil Amenities.
- (G) Balance Potential

The Prevailing Market Rate In This Area Varies From **Rs. 3,500/- To Rs. 4,500/- Sq. Mt.**

Considering Size, Shape And Location And Based On Local Enquiries We Shall Adopt A Rate Of **Rs. 4,000/- Sq. Mt.**

Valuation:-

**Rs. 4,000/- X 18211 Sq. Mt.
 = Rs. 7,28,44,000/-**

Govt. Rate Of Land = Rs. 480/- Sq. Mt.

FAIR MARKET VALUE:-	RS. 7,28,44,000/-
REALISABLE SALE VALUE:-	RS. 6,55,59,600/-
DISTRESS SALE VALUE :-	RS. 5,82,75,200/-
GOVT. VALUE OF LAND:-	RS. 87,41,280/-



ANNEXURE E

 FORMAT – E
 DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 21st December, 2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property
- b. I have no direct or indirect interest in the property valued
- c. I have personally inspected the property on 12th December, 2022 the work is not sub contracted to any other valuer and carried out by myself
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity
- f. 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
- g. I have read the international valuation standers (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
- h. I abide by the model code of conduct for empanelment of valuer in the Bank (Annexure III-A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under section 34 AB of the Wealth Tax Act 1957
- j. I am the proprietor / Partner / authorized official of the firm / company, who is competent to sign this valuation report



k Further, I hereby provide the following information

Sr. No	Particulars	Valuer comment
1	Background information of the asset being valued	Yes
2	Purpose of valuation and appointing authority	To ascertain the market value of Land and appointed by Bank Of Baroda, Opera House Branch
3	Identity of the valuer and any other experts involved in the valuation	Praksis Consultants & Valuers Pvt. Ltd. and for Bank Of Baroda, Opera House Branch
4	Discloser of valuer interest or conflict if any;	Nil
5	Date of appointment valuation Date, and date of report	Appointment Date 11 th December, 2022 and date of report 21 st December, 2022
6	Inspection and/or investigation undertaken	Devesh inspected the property on 12 th December, 2022
7	Nature and sources of the information used or relied upon	1) Sale Deed 2) Lease agreement
8	Procedure adopted in carrying out the valuation and valuation standers Followed	Sales Comparison
9	Restriction on use of the report if any	Only for use of Bank Of Baroda, Opera House Branch
10	Major factors that were taken into account during the valuation	Sales Comparison
11	Caveats, limitations and disclaimers to the extent they explain or elucidate The limitation faced by valuer which Shall not be for the purpose of limiting his responsibility for the valuation report	The report is meant for use of Bank Of Baroda, Opera House Branch Only.



DATE: 21st December, 2022

PLACE: MUMBAI

D ON SERVER/19616-2022

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY

MODEL CODE OF CONDUCT FOR VALUERS

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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 endeavor 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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 authorized by the authority, the registered valuers organization 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 organization 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.
 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).

26. 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.

27. 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.
28. 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.

29. 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.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 21/12/2022
 Place: Mumbai

Praksis



(Praksis Consultants & Valuers Pvt. Ltd.)
 Authorised Signatory

GOVT. RATE

ganvi.gujarat.gov.in/WebForm1.aspx

સુપરિટેન્ડન્ટ ઓફ સ્ટેમ્પ્સ , ગાંધીનગર , ગુજરાત રાજ્ય
Superintendent of Stamps, Gandhinagar, Gujarat State
Government of Gujarat

Jantri Rate Market Value

View Jantri Rate

District: VALSAD Taluka: VALSAD

Village: VAGHALDHARA

Type: Rural

Survey No. / Extension: 480

Show Jantri

Category	Rural	Extension	રહેણાંક	વાહિજીય	ઔપચીતિક	ખનિજ	બીન પીયત	ખેતી પીયત	Uncultd	Agri Minrel
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5000Rs.



क्र. १
 ५०००/- २१-५-६९
 शिवनर ४४-८१
 ५०००/- २१ ३१-५-६९
 ५६९००/-
 शिवनर ४४-८१
 शिवनर ४४-८१
 शिवनर ४४-८१
 शिवनर ४४-८१

(3)

WHD
EVAR

HIMATLAL JAVERI, aged about 25 years, doing business,
 residing at Shivnar, 84-B, Noponasa Road, Bombay 400 006,
 hereinafter call the "PURCHASER" (which expression shall
 unless it be repugnant to the context or meaning thereof
 be deemed to mean and include his legal representatives,
 successors and assigns) of the OTHER PART.

WHEREAS THE VENDOR is the owner of the non-agricultural
 land bearing Block No. 926, admeasuring H-1, Aro 82-Sq.Mt.



5000Rs.



४८. २ ५०००/- २२-५-८९
 श्रीमती लक्ष्मी देवी वसुदेव
 ५०००/- का २५ फीसद भाग
 ५८१००/ का श्रीमती अम
 देवी (पुत्र)
 श्री अम देवी
 अ. दे. ए. ए.
 १९८९

(11)

UAD
6/11/91

Village Vagnaldhara in the Registration District and Sub-District of Bular in Gujarat State which land admeasures H-1, Aro-82, Sq.Mt.-11 or thereabouts (hereinafter for the sake of brevity referred to as the 'Said non-agricultural land), which land is more particularly described in the Schedule hereunder written and delineated on the said map or plan annexed hereto and thereon surrounded by a red coloured boundary.

...12



(18)

VADP
5/11/90
and registration charges. It is also hereby clarified that hereafter all the taxes, cess and other duties payable with regard to the property hereby sold shall be paid by the Purchaser. And all the past taxes, cess and duties payable with regard to the property prior to this date shall be paid by the Vendor.

In pursuance of this Sale Deed in the revenue records also the name of the Purchaser shall be recorded as full owner.

: THE SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of non-agricultural land situated, lying and being at Mouje Waghaldhara in the Registration District and Sub-District of Dulsar and Taluka and District of Dulsar which is a part of the land bearing Block No. 926 and which admeasures H-1, Aro-82, Sq.mt.-11 with all the rights appurtenant to the same. And which is shown



LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") is made at Valsad, Gujarat on this 23rd day of Aug. 2022. 48

BETWEEN

1. Vikram Himatlal Javeri, Age : 57, Occupation : Business,
2. Dipti Vikram Javeri, Age : 52, Occupation : Self Employed
3. Vlr Vikram Javeri, Age : 22, Occupation : Student

Both residing at : 61, Shivner, 84/B, Nepean Sea Road, Mumbai-400006

(hereinafter referred to as the "LESSOR" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, (successors and assigns) of the One part.

AND

M/S M. G. Contractors Pvt. Ltd., a Private Limited Company with CIN U70101DL1997PTC091013; GST NO. 24AAAC9786A2ZE, Registered Office at 603, Ring Road Mall, Near Deeply Chowk, Rotini, Delhi 110085, India and Administrative Office at M. G. House, Plot No. 376, Phase-1 Industrial Area, Panchkula, 134113 - Haryana India, and Branch Office situated at Flat No. 307, Krishna Residency, Village : Vijalpor, Taluka : Jalalpor, Dist. Navsari, Gujarat - 396445, acting through its authorized Representative, Sri Attarpal Singh, (hereinafter jointly referred to as "LESSEE" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors, representatives and assigns) of the Other Part.

WHEREAS the Lessor is seized and possessed as owner & in possession of the land situated at Village Vaghaldhara, Tal. Dist. Valsad Block / Survey No. 490, admeasuring 1-71-68 Hec. has agreed to rent out to the "LESSEE" comprising a portion of land area of approx. 9000 Sq.mtr. M² (2 Acre) for their Company Office, Casting Yard, Labour Hutment, Steel Yard, Fabrication Yard, Store, installation of Batching Plant, stacking of construction material & chemicals for their ongoing project namely H.S.R.Project

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES WHERE TO AS UNDER.

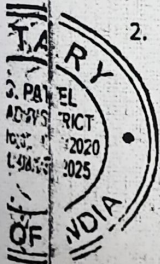
1. The Lessor grants unto the lessee complete and uninterrupted enjoyment of the Demised portion Premises, admeasuring approx. 9000 Sq. Mtr, during the lease period as mentioned in clause 2(a) for Industrial use purpose at the rent hereunder reserved and on the terms and conditions hereinafter contained.

2. Duration of the Agreement:

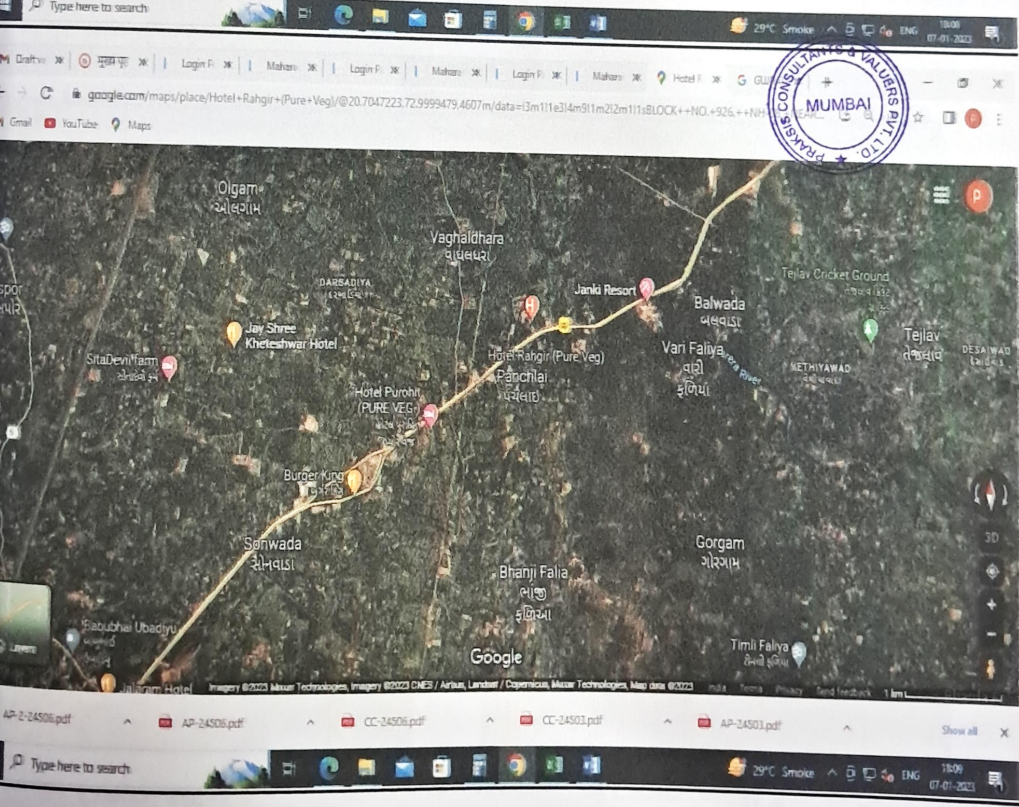
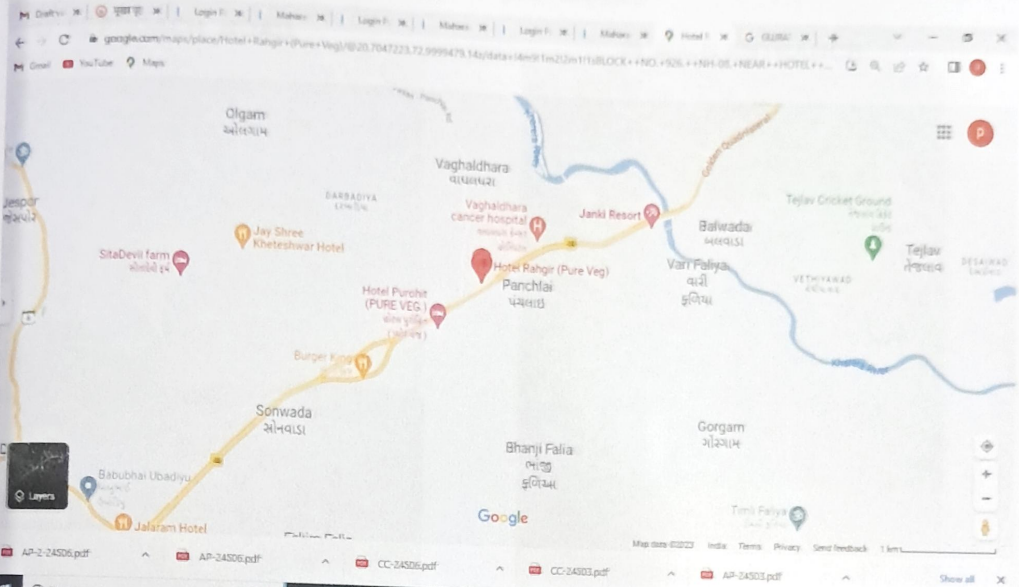
- a. This Lease shall be for a period of 12 months beginning from **01st September 2022** (hereinafter "Effective Date") and ending on **31st August 2023** subject to the earlier determination thereof as hereinafter provided (hereinafter "the Lease Terms").
- b. If lessee is unable in making lease rent as per agreed schedule of payment, Lessor will give one month time to the Lessee to make due amount, If Lessee is defaulter in making payment of lease rent within notice period, Lessor has

V. Javeri
D. V. Javeri

E. A.

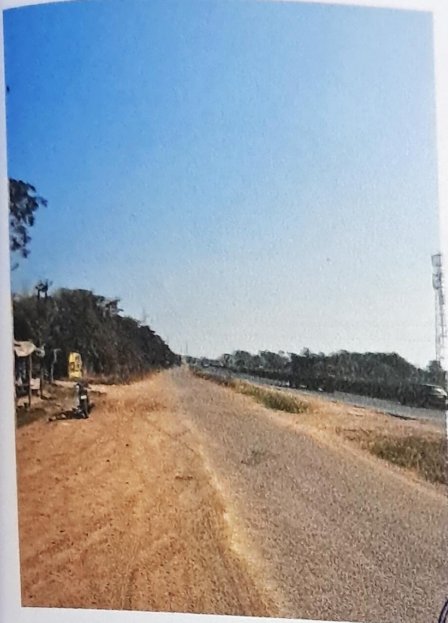


GOOGLE MAP

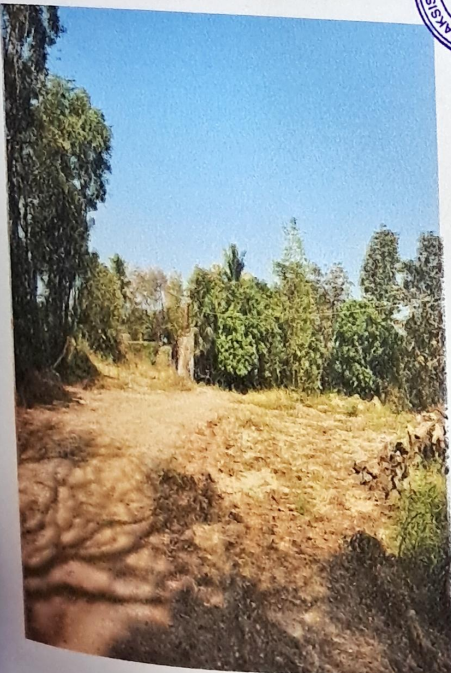


VALUATION REPORT OF A LAND AT
Block No. 926, NH-08, Near Hotel Rahagir, Village Waghaldhara, Taluka & District
Valsad, Gujarat 396 375

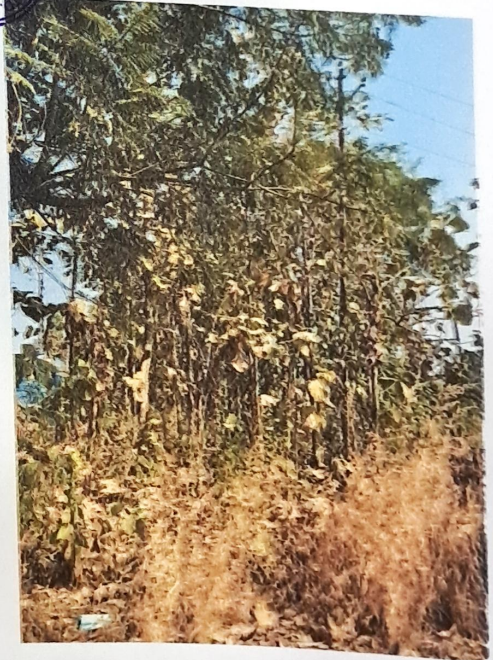
1) APPROACH ROAD



2) MAIN ENTRANCE



3) LAND VIEW 1



4) LAND VIEW 2

VALUATION REPORT OF N A LAND AT
Block No. 926, NH-08, Near Hotel Rahagir, Village Waghaldhara, Taluka & District
Valsad, Gujarat 396 375

5) NAME PLATE



6) LAND VIEW 4



7) LAND VIEW 5