



VK & ASSOCIATES

Govt. Registered Valuers & Chartered Engineers

STATE BANK OF INDIA

BACKBAY RECLAMATION BRANCH

VALUATION REPORT OF

Industrial Land & Building At S.No. 725/p & 726/1-2, Welspun Industrial
City, Village. Varsamedi, Taluka. Anjar, District. Kutch, Gujarat – 370 110

M/s GRG Accessories Private Limited

A1-203, Sonam Akash CHSL. Phase –VIII, New Golden Nest, Bhayander (E)

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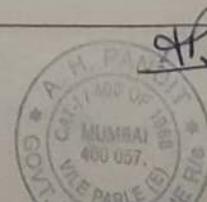
Ref no. VK / 1496/ SBI / 2021-2022

Date : 24/07/2021

To,
THE BRANCH MANGER
STATE BANK OF INDIA,
BACKBAY RECLAMATION BRANCH

VALUATION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)

II	GENERAL	
1	Purpose for which the valuation is made	For assessment of fair market value of the property for bank purpose
2	a Date of inspection	01/07/2021
	b Date on which the valuation is made	24/07/2021
3	<p>List of documents produced for perusal:-</p> <p>Party has provided the Copy following documents for the Valuation of Land & Building:-</p> <ul style="list-style-type: none">➤ Sale Deed made between M/s Welspun Anjar SEZ Limited ("THE VENDOR") and M/s GRG Accessories Private Limited ("THE PURCHASER") in respect of N.A Land dated 03.06.2017.➤ Lease Deed made between M/s Welspun Anjar SEZ Limited ("THE LESSOR") and M/s GRG Accessories Limited ("THE LESSEE") in respect of N.A land dated 15.05.2018.➤ Layout Plan approved by Director Industrial Safety & Health Gujarat State vide No. DIR/IS & H /F-PLAN/1571 dated 24.08.2018.➤ Fresh Certificate of inconsequent upon Conversion from Private Company to Public Company issued by Government of India in the name of M/s. GRG Accessories Limited dated 08.09.2017.	



	<ul style="list-style-type: none"> ➤ Fire Industrial all risk policy issued by The Oriental Insurance Company Limited in the name of M/s. GRG Accessories Limited dated 19.03.2021 valid till midnight 28.02.2022. ➤ Licence to work factory issued by Directorate Industrial Safety & Health Gujarat dated 24.06.2019 and valid till 31.12.2022. ➤ Consent Order issued by Gujarat Pollution Control Board vide Consent Order No. AWH-93634 dated 18.06.2018 valid till 29.04.2023. ➤ Electricity bill dated 17.06.2021, 18.05.2021 and 17.04.2021. 		
4	<table> <tr> <td>Name of the owner(s) and his/their address (es) with Phone no. (details of share of each owner in case of joint ownership)</td><td> M/S. GRG Accessories Limited S.No. 725/p & 726/1-2, Welspun Industrial City, Village. Varsamedi, Taluka. Anjar, District. Kutch, Gujarat – 370 110 </td></tr> </table>	Name of the owner(s) and his/their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/S. GRG Accessories Limited S.No. 725/p & 726/1-2, Welspun Industrial City, Village. Varsamedi, Taluka. Anjar, District. Kutch, Gujarat – 370 110
Name of the owner(s) and his/their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/S. GRG Accessories Limited S.No. 725/p & 726/1-2, Welspun Industrial City, Village. Varsamedi, Taluka. Anjar, District. Kutch, Gujarat – 370 110		
5	<p>Brief description of the property (Including leasehold / freehold etc)</p> <p>The Industrial Land & Building under valuation is located at S. No. 725/p & 726/1-2, Welspun Industrial City, Village. Varsamedi, Taluka. Anjar, District. Kutch, Gujarat – 370 110.</p> <p>Building under Valuation consist of Corrugate Box Plant, Glue Kitchen, Waste Package Room, Boiler Shed Coal Shed, security cabin, etc.</p> <p>Admin building comprises of G + 1 upper floor & other civil structures consist of G + 1 floors. Concreting done in entire plot area of the factory and within factory shed.</p> <p>Industrial wiring and plumbing done in factory shed. Where else concealed wiring + plumbing done in admin building</p> <p>In case of small piece of land which is measurable, we take actual measurement of the site. If the land is large/either merged or many separate pieces in the same or different survey numbers it is practically not possible to take actual measurement and therefore, we consider the area mentioned in the property documents for our valuation</p> <p>For this valuation we considered Tripartite Agreement Area & Occupation Certificate Area for this valuation purpose.</p>		



		Location Access: 1. Anjar bus stand is located at 4.8kms from site. 2. Kandla airport is located at 14kms from site. 3. Gandhidham junction railway station is located at 22kms from site. 4. Kandla port is located at 32kms from site. Landmark: Besides Welspun Power Plant	
6		Location of property	
	a	Plot No. / Survey No.	S. No. 725/p, 726/1-2
	b	Door No.	N.A
	c	T. S. No. / Village	Varsamedi
	d	Ward/Taluka	Anjar
	e	Mandal / District	Kutch
7		Postal address of the property	Industrial Land & Building located at S.No. 725/p & 726/1-2, Welspun Industrial City, Village. Varsamedi, Taluka. Anjar, District. Kutch, Gujarat – 370 110
8		City/Town	Versamedi
		Residential Area	N.A.
		Commercial Area	N.A.
		Industrial Area	Yes
9		Classification of the area	
	i	High / Middle / Poor	Middle class
	ii	Urban / Semi Urban / Rural	Rural
10		Coming under Corporation limit / Village Panchayat/ Municipality	Gram Panchayat of Versamedi
11		Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or	N.A



		notified under agency area / scheduled area/cantonment area																						
12		In case it is an agricultural land, any conversion to house site plots is contemplated	N.A land for industrial Purpose																					
13		Boundaries of the property																						
		North	Road																					
		South	Land Bearing S.No. 727																					
		East	Land Bearing R.s.No.726/1																					
		West	Land Bearing R.s.No.725																					
14	a.	Dimensions of the site																						
			<table border="1"> <thead> <tr> <th>A</th><th>B</th></tr> </thead> <tbody> <tr> <td>As per the Deed</td><td>Actual</td></tr> <tr> <td>North</td><td>Road</td></tr> <tr> <td>South</td><td>Land of S.No. 727</td></tr> <tr> <td>East</td><td>Land of S.No. 726/1</td></tr> <tr> <td>West</td><td>Land of S.No. 725</td></tr> </tbody> </table>	A	B	As per the Deed	Actual	North	Road	South	Land of S.No. 727	East	Land of S.No. 726/1	West	Land of S.No. 725									
A	B																							
As per the Deed	Actual																							
North	Road																							
South	Land of S.No. 727																							
East	Land of S.No. 726/1																							
West	Land of S.No. 725																							
			As per Sr. 13																					
14	b.	Latitude, Longitude and Coordinates of the site	Latitude - 23.132412 Longitude - 70.089309																					
15		Extent of the site																						
16		Extent of the site considered for valuation (least of 14A&14B)	<table border="1"> <thead> <tr> <th>S. No.</th><th>Land Type</th><th>Area Sq. Mtr</th></tr> </thead> <tbody> <tr> <td>725p</td><td>Leasehold</td><td>9439</td></tr> <tr> <td>726/1p</td><td>Leasehold</td><td>16,726</td></tr> <tr> <td>727</td><td>Leasehold</td><td>406</td></tr> <tr> <td colspan="2">Total</td><td>26,571</td></tr> <tr> <td>726-2</td><td>Freehold</td><td>14,063</td></tr> <tr> <td colspan="2">Total</td><td>40,634</td></tr> </tbody> </table> <p>As per Sale Deed dtd.03/09/2017 and Lease Deed dtd.15/05/2018</p>	S. No.	Land Type	Area Sq. Mtr	725p	Leasehold	9439	726/1p	Leasehold	16,726	727	Leasehold	406	Total		26,571	726-2	Freehold	14,063	Total		40,634
S. No.	Land Type	Area Sq. Mtr																						
725p	Leasehold	9439																						
726/1p	Leasehold	16,726																						
727	Leasehold	406																						
Total		26,571																						
726-2	Freehold	14,063																						
Total		40,634																						
17		Whether occupied by the owner / tenant? If	Owner occupied.																					



		occupied by tenant, since how long? Rent received per month.	
II		CHARACTERISTICS OF THE SITE	
1		Classification of locality	Industrial Area
2		Development of surrounding areas	Industrial Area
3		Possibility of frequent flooding / sub-merging	Not known
4		Feasibility to the Civic amenities like school, hospital, bus stop, market etc	All civic amenities available within 2-5 km radius
5		Level of land with topographical conditions	Levelled land.
6		Shape of land	Rectangular Shape Plot
7		Type of use to which it can be put	Industrial
8		Any usage restriction	Industrial Use
9		Is plot in town planning approved layout?	Approved by Director Industrial Safety & Health Gujrat State
10		Corner plot or intermittent plot?	Intermittent plot
11		Road facilities	Internal Roads provided by Gram Panchayat
12		Type of road available at present	Motorable Tar road
13		Width of road — is it below 20 ft. or more than 20ft.	Below 20 ft.
14		Is it a land — locked land?	Intermittent plot (not locked land)
15		Water potentiality	Supplied by Gujarat water Infrastructure Ltd
16		Underground sewerage	Internal



		system	
17		Is power supply available at the site?	Provided by PGVCL
18		Advantage of the site	N.A
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-coast / tidal level must be incorporated)	N.A.
Part — A (Valuation of land)			
1		Size of plot	Total Plot Area 40,634 sq.mtr
		North & South	
		East & West	
2		Total extent of the plot	Total Plot Area 40,634 sq.mtr
3		Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Prevailing market rate in and around the Area is between Rs. 900/- to Rs. 1,300/- sq. mtrs.
4		Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 713/- per sq.mtr
5		Assessed / adopted rate of valuation	We have considered Rs. 1200/- per sq. mtr for freehold land & Rs. 800/- per sq. mtr for leasehold land



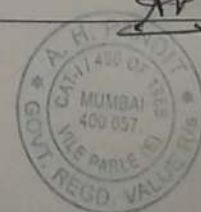
6	A] Estimated value of land		S. No.	Area (Sq M)	Rate	Valuer (Rs)
			726-2	14,063	1200	1,68,75,600
			725p	9,439	800	75,51,200
			726/1p	16,726	800	1,33,80,800
			727	406	800	3,24,800
			Total			3,81,32,400
	B] Land development Cost		Rs.1,00,00,000/-			
	A+B =Total Land value		Rs.4,81,32,400/-			
Part — B (Valuation of Building)						
1	Technical details of the building					
	a	Type of Building (Residential / Commercial / Industrial)	Industrial – Composite Structure			
	b	Type of construction (Load bearing / RCC / Steel Framed)				
	c	Year of construction	2018			
	d	Number of floors and height of each floor including basement, if any	Admin building comprises of G + 1 upper floor & other civil structures consist of G + 1 floors			
	e	Plinth area floor-wise	Total BUA 14,815.12 sq.mtr			
	f	Condition of the building	Good			
	i	Exterior — Excellent, Good, Normal, Poor	Good			
	ii	Inferior - Excellent, Good, Normal, Poor	Normal			
	g	Date of issue and validity of layout of approved map / plan	Layout Plan approved by Director Industrial Safety & Health Gujarat State vide No. DIR/IS & H /F-PLAN/1571 dated 24.08.2018.			



h	Approved map / plan issuing authority	Director Industrial Safety & Health Gujrat State
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	NIL

Specifications of construction (floor-wise) in respect of

S.No	Description	RCC Building	Factory shed
1	Foundation	RCC, Composite and Steel Foundation	RCC, Composite and Steel Foundation
2	Basement	N.A	N.A
3	Superstructure	RCC, GI sheet & AC sheet	RCC, GI sheet & AC sheet
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Rolling Shutter, Wooden Doors, Aluminum Door, Glass Door, Aluminium Windows, Steel Window & Wooden Window	Rolling Shutter, Wooden Doors, Aluminum Door, Glass Door, Aluminium Windows, Steel Window & Wooden Window
5	RCC works	yes	yes
6	Plastering	Cement sand	Cement sand
7	Flooring, Skirting, dadoing	Tiles, IPS, Concrete & epoxy flooring	Tiles, IPS, Concrete & epoxy flooring
8	Special finish as marble, granite, wooden panelling, grills, etc.	No	No
9	Roofing including weather proof course	R.C.C Slab & slopping roof	AC Sheet GI sheet
10	Drainage		
S.No	Description	Ground floor	Other floors
1	Compound wall	yes	yes
	Height	6 ft	6 ft



	Length		N. A.	N. A.
	Type of construction		Brick masonry	Brick masonry
2	Electrical installation		Industrial Wiring	Industrial Wiring
	Type of wiring			
	Class of fittings (superior / ordinary / poor)			
	Number of light points			
	Fan points			
	Spare plug points			
	Any other item			
3	Plumbing installation			
	a. No. of water closets and their type		Provided in adequate quantity	Provided in adequate quantity
	b. No. of wash basins			
	c. No. of urinals			
	d. No. of bath tubs			
	e. Water meter, taps, etc.			
	f. Any other fixtures			

Details of valuation:-

S. No.	Name of Building	Area (Sq. M)	Estimated replacement rate of construction Rs. In sq.mtr	Depreciation Rs.	Net value after Depreciation Rs.
1	Corrugate Box Plant	13,595	13,000	12,123	16,48,00,054
2	Glue Kitchen	217.55	13,000	12,123	26,37,250
3	Waste package room	209.29	13,000	12,123	25,37,118
4	Boiler Shed	265.08	13,000	12,123	32,13,432
5	Coal Shed	359.7	13,000	12,123	43,60,463
6	Security Cabin	14.95	13,000	12,123	1,81,231
7	Pump House	154	13,000	12,123	18,66,865
				Total	17,95,96,413



Part C- (Extra Items)**(Amount in Rs.)**

1	Portico	N.A
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	N.A
2	Glazed tiles	
3	Extra sinks and bath tub	
4	Marble / Ceramic tiles flooring	
5	Interior decorations	
6	Architectural elevation works	
7	Panelling works	
8	Aluminium works	
9	Aluminium hand rails	
10	False ceiling	
	Total	

Part E- (Miscellaneous)**(Amount in Rs.)**

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

Part F- (Services)**(Amount in Rs.)**

1	Water supply arrangements	N.A
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. 4,81,32,400/-
Part- B	Building	: Rs. 17,95,96,413
Part- C	Extra Items	: Rs.
Part- D	Amenities	: Rs.--
Part- E	Miscellaneous	: Rs.
Part- F	Services	: Rs.--
	Total	Rs. 22,77,28,813/-
	Fair Market Value	Rs. 22.77 Crores
	Realizable Sale Value	Rs. 20.49 Crores
	Distress Sale Value	Rs. 18.22 Crores
	Insurance Value for Building	Rs. 19.26 Crores

NOTES AND DISCLAIMERS:

1. Our valuation is based on our experience, Judgments and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
2. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
3. It is assumed that the title of the property under consideration is clear and marketable. We are not responsible for the title of the property. If the title of the property is not clear and marketable, the said valuation report will not hold good.



4. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.
5. The said property is part of big land. However we have considered free and individual access available to this property. In case same being not true, the value as derived herein under, would alter.
6. Where it is stated that the client has supplied information to the valuer this information is believed to be reliable and the valuer can accept no responsibility if this should prove not to be so.
7. The valuer's responsibility in connection with this valuation report is limited to the client to whom it is addressed and to that client only. The valuer disclaims all responsibility and will accept no liability to any other party.
8. The area of the above property has been taken from the Agreement provided by the bank.

DECLARATION

I hereby declare that:

- A. The information furnished above is true to the best of my / our knowledge and belief.
- B. Neither me/ we nor my/ our associate have any direct or indirect interest in the advance or assets valued.
- C. I/we are neither related to the owner of the property which is being valued nor the officials of the branch from which the borrower proposes to mortgage the property being valued / already mortgaged to the branch.
- D. Our Authorized representative has inspected the subjected property on 01.07.2021.
- E. I am registered valuer under Section 34 AB of Wealth Tax Act 1957, Category VII for valuing property.

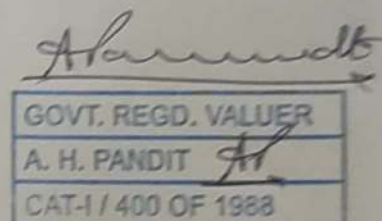


- F. I have not been depanelled or removed from any bank / financial institution / Government organization at any point of time in the past
- G. The title deed (s) of the property under valuation is available with the bank.
- H. This report is prepared based on available documents during my/our visit to the site and discussions made with the relevant parties.
- I. The legal aspects are not considered in this valuation.
- J. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality.

AUTH. SIGN

Date:-24.07.2021

Place:- Mumbai



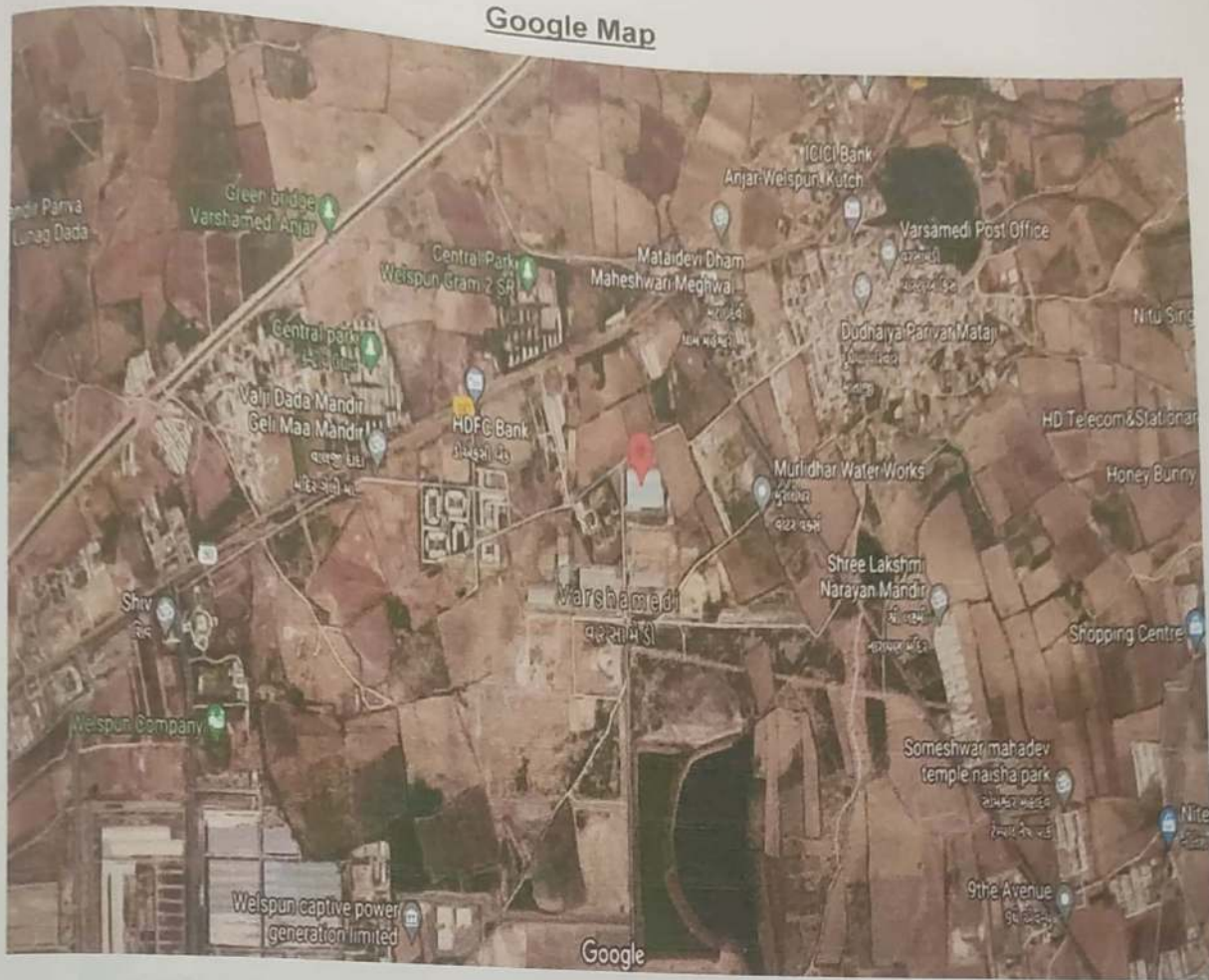
(Approved Valuer of State Bank of India)

Mr. Ashish .H. Pandit

CAT-I/400/1988



Google Map



3 Acre Farm Land for Sale in Anjar, Kutch

Anjar, Kutch, Gujarat by [KPR Circle](#) [View Map](#)

₹ 1.96 Cr

Contact Agent

View Phone No.

Plot/Land Area
3 AcreType
Farm Land

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About Property

Perfect land for any kind of requirement. For NA / petrol pump / agriculture purpose etc. Best location. Best price and best use.

Price ₹ 1.96 Cr

Area Plot / Land Area : 3 Acre

Hospitals : 5 kms, Airport : 25 kms, ATM : 5 kms, Railway Station : 5, School : 5



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8 Acre Industrial Land for sale in Kutch

FOR SALE [LOGIN](#)

Related Properties

Sale

Sale

Sale

DESCRIPTION

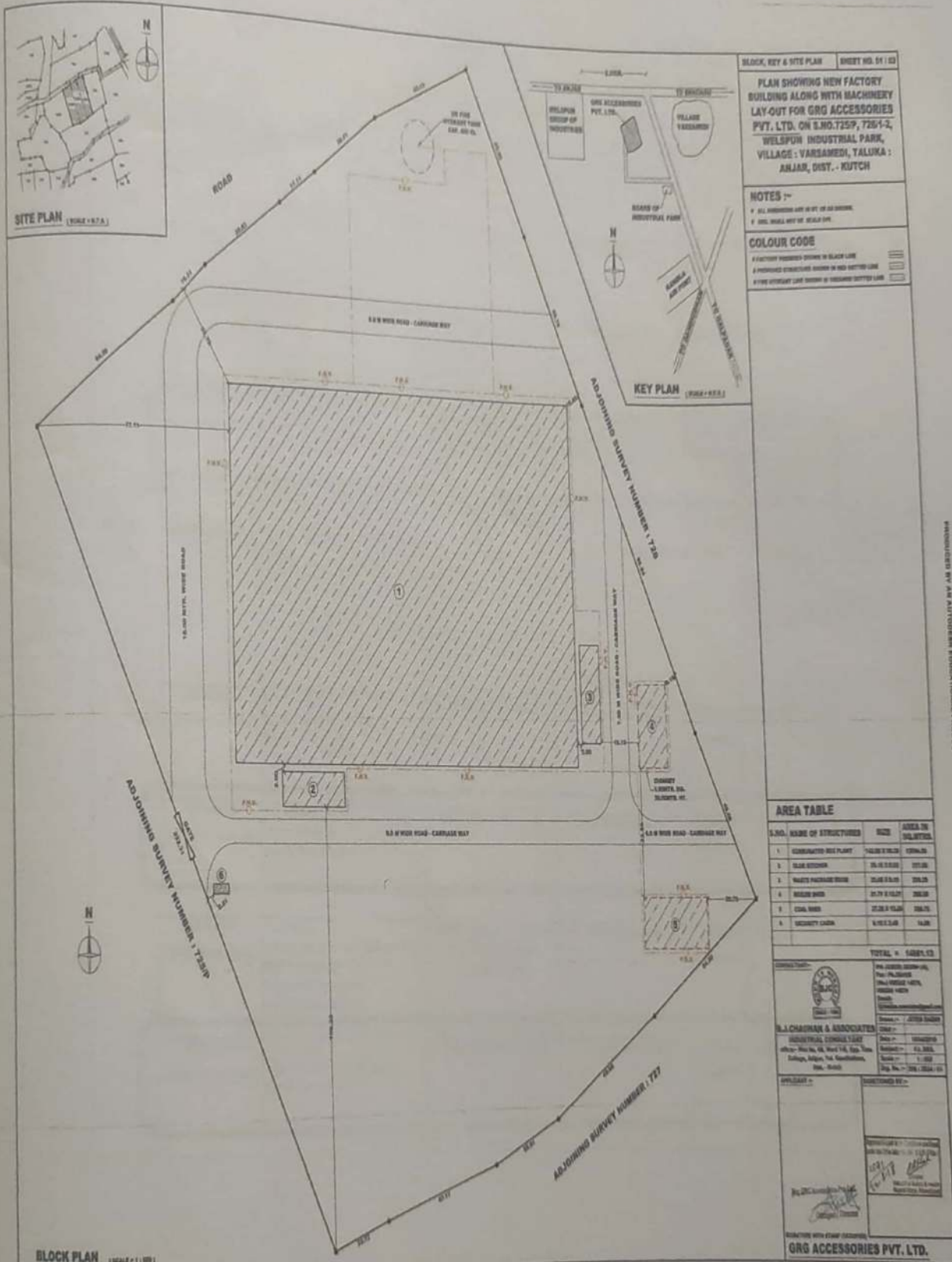
Find the best agriculture/ industrial land for sale within your budget at prime locations of Gujarat. We provide industrial land for sale or lease in Gandhidham at affordable rates.

Description

Land Area	8 Acre
Sale Rate	10000000/- per Acre
Property Age	4 Years
Possession	Immediately
Visitor Parking	Yes



Factory Plan



Sub-Registrar Office(SRO) Kutchin-Bhim Arjer

Village Name	સાવલેષ કરી પડાર અને બલેષ (સાડા પડાર) વિનાશી બાકીર પડે બાવનાર બલેષ પડે ભવનાર બલેષ ઉંડે તે બલેષ	કર્વે નંબર પેડા વિનાશ નંબર અને ધાર નંબર (શી ૩૫ પથ શેલ તો)	કેસકર બલેષ બુદી બાવલેષ બલેષ ભાડે તે.	સાવલેષ કરી બાવનાર પડારનું નામ પડારના વિનાશી કોલેસ કુશનનાર બલેષ બલેષના કોલેસને પડિવાડીનું નામ	સાવલેષ કરી ભેનાર પડારનું નામ પડારના વિનાશી કોલેસ કુશનનાર બલેષ બલેષના કોલેસને પડિવાડીનું નામ	કોલેસી તારીખ મીયાઈની તારીખ	વેડુના. નેલુન અને પુલ નંબર	કોડ
ANJAR	8200000.00 માલિકી કેશન/વેલેષ	કોડી કાર્વે નં. 32078 કોડી કાર્વે પોલ નં 2 કોડ નં. 150 નંબર પાલિકા નિયમ નં. 1898 કેસકર - 473 89 કો.પી.		નંબર કમકમલ કોડી કોડીના કમકમલ કોડી	કુમીક મેડનનાર કોડ	18/01/2021 18/01/2021	636	
	3000000.00 માલિકી કેશન/વેલેષ	કે. કાર્વે નં 671 પેડી. મુકિતનામ. પોલ નં 175 જામીન કેસકર 175.00 કો.પી. બાવનાર કેસકર 84.87 કો.પી. કમકમલ કોડી નિયમ નં 2508		નંબર કેશન કોડ	કાર્વે કમકમલ કોડ	22/01/2021 22/01/2021	692	
28363220.00 માલિકી કેશન/વેલેષ	કે. કાર્વે નં 5721/કો.પી. 1. કેસકર 20298.00 કો.પી.		WELSPUN ANJAR SEZ LTD THRU ITS AUTHO SIGN SHRI GRISHMKUMAR MATHUR S/O LATE KHSANWAROOP S MATHUR	WELSPUN CORP LTD THRU ITS AUTHO SIGN SHRI KRISHAN KUMAR JOSHI S/O SHRI SAJJAN KUMAR JOSHI	27/01/2021 27/01/2021	827		

109-40C સોપા: રીમ્પુટા વિસ્તાર કોઈ પણ રીતે કોઈ મુખને આવડે અથવા નહીં.

Created On: 15/07/2021

3 of 15

5921009.00	ટે. સર્વે નં. 148, સેકશન હે 2-89-12 પ્રતિબદ્ધ, પ્રવિત	અન્તર્દેશ હેન્ડલ પ્રકાશી કાશ	ભીમજી રામજી કાપડી	10/06/2021 19/06/2021	5039
18274968.00	ટે. સ. નં. 704/2 પ્લોટ નં. 11 શી 16 ફોલ હે 5822.79 ચો. મી.	દેવાનભાઈ નારણભાઈ ઝાડ	મજબ સમયુદ્ધર પોટાર	14/06/2021 14/06/2021	5137
8500000.00	વિવત જમીન 1-વન્ય સર્વે નં. 148/સેક્ટ-1/સી. 2 ફોટા 1-81-22 પ્રતિ બારે 2-વન્ય સર્વે નં. 154/2 ફોટા 1-28-49 પ્રતિ બારે કુલ હે 5831.23 ચો. મી.	મજબાઈ વાલજીભાઈ ડિંગણી ના પો. ભવદાર શી પ્રમજીભાઈ મનજીભાઈ ડિંગણી	રમેશ નારણ શીરડીયા સાર્વે પોટાર	15/06/2021 15/06/2021	5203
18278500.00	ટે. સ. નં. 704/2 પ્લોટ નં. 1, 2, 3, 4, 5, 6, 7, 8, તથા 9 ફોલ હે 5831.23 ચો. મી.	દેવાનભાઈ નારણભાઈ ઝાડ	મજબ સમય પોટાર	28/06/2021 28/06/2021	5889

IGR-NIC મોબા. કોમ્પ્યુટર વિનમાં કોઈ પણ નીચે કોઈ સુધારો માન્ય ગણાય નહીં.

Created On: 15/07/2021

15 of 15



Index-2 Office
અનુક્રમિક નંબર - 2

સબ-રજીસ્ટ્રાર કચેરી
Sub-Registrar Office (SRO) Kutchh-Bhuj Anjar

Index-2 Village : ANJAR

01/01/2021 - 30/06/2021

Village Name	દસ્તાવેજનો પત્ર અને અવેજ (પાસ પડતા ડાહ્યામાં આપનાર પટે આપનાર અથવા પટે રાખનાર બાદે છે તે જણાવો)	સર્વે નંબર પેટા સિદ્ધિ નંબર અને પાટ નંબર (જો કંઈ પણ હોય તો)	કેસફાલ આપનાર અથવા જુડી અથવા બાદે છે તે	દસ્તાવેજ કરી આપનાર પક્ષના નામ અથવા રિવાજી કોડના કુટુંબનામ અથવા અદેશના સંબંધમાં પ્રતિબદ્ધી નામ	દસ્તાવેજ કરી લેનાર પક્ષના નામ અથવા રિવાજી કોડના કુટુંબનામ અથવા અદેશના સંબંધમાં પ્રતિબદ્ધી નામ	સર્વેની તારીખ સાબિતી તારીખ	અનુક્રમ સંખ્યા અને પુષ્ટ નંબર	નોંધ
ANJAR	46830420.00 માલિકી રેખા/વેચાણ	સર્વે નં. 589 પેટા કેસફાલ 24778.00 ચો.મી.		WELSPUN CORP LTD THRU ITS AUTHO SIGN SHRI KRISHAN KUMAR JOSHI S/O SHRI SAJJAN KUMAR JOSHI	WELSPUN INDIA LTD THRU ITS AUTHO SIGN SHRI PRAVEEN KUMAR BHANSALI S/O BHIKAM CHAND BHANSALI	27/01/2021 27/01/2021	834	
	3500000.00 માલિકી રેખા/વેચાણ	સર્વે નં. 5, પુનઃવન નંબર, પ્લોટ નં. 2 ન.ચ.મી.નં. 1064, પ્લોટ નં. 191, પો.મ.નં. 3522/4/2 કે. 167.22 ચો.મી. કુલ બાકીનું કે. 191.55 ચો.મી.		મુકેશકુમાર પંડ્યાલો બેઠો	અજય બીમજીભાઈ શેઠ દીપક બીમજીભાઈ શેઠ	27/01/2021 27/01/2021	846	



Cert. of Incorp. consequent upon conversion

Certificate of Incorporation Consequent upon conversion to Public Limited Company



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Delhi
4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

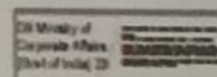
Corporate Identity Number: U17309DL2016PLC300549

Fresh Certificate of Incorporation Consequent upon Conversion from Private Company to Public Company

IN THE MATTER OF GRG ACCESSORIES PRIVATE LIMITED

I hereby certify that GRG ACCESSORIES PRIVATE LIMITED which was originally incorporated on Twenty seventh day of May Two thousand sixteen under the Companies Act, 2013 as GRG ACCESSORIES PRIVATE LIMITED and upon an intimation made signified in writing having been accorded thereto by the RoC - Delhi vide SRN G52000528 dated 08.09.2017 the name of the said company is this day changed to GRG ACCESSORIES LIMITED.

Given under my hand at New Delhi this Eighth day of September Two thousand seventeen.



SANJAY BOSE

Registrar of Companies

RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

GRG ACCESSORIES LIMITED
805, AGGARWAL MILLENNIUM, TOWER-1, NETAJI SUBHASH
PLACE, PITAMPURA, NEW DELHI, North West, Delhi, India, 110034



FORM NO. 4

(Prescribed under Rules 5)

Registration No. 1261/17022/2010
FIN. R14037045A

License No. 37045
D.A. 01-Mar-2018

License is hereby granted to

Mr. ARVIND KUMAR TUTEJA

For the premises known as

GRG ACCESSORIES PRIVATE LIMITED

situated at

SURVEY NO. 726/P 728/1-2 WELSPUN INDUSTRIAL PARK VILLAGE-VARSAMEDI TAL.

-ANJAR DIST:-KUTCH

Ta.: Anjar Dist.: Kutch

for use as a factory within the limits specified in the plan approved by the

Director Industrial Safety & Health, Gujarat State

vide No. 1671 Date 24-Aug-2018 subject to provisions of the

Factories Act, 1948 and the Rules made thereunder.

- Maximum Number of workers to be employed on any day during the Year :'' 250''
- Maximum installed power in B.H.P. on any day during the year :'' 2,000''

Fees paid Rs. 110,776.00

Fees due R2. 110,775.00

Excess Rs. 0.00

Place : Ahmedabad

Date : 24-Jun-2010

Validity unknown

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Director
Industrial Safety and Health
Gujarat State



GPCB CONSENT



GUJARAT POLLUTION CONTROL BOARD

PARYAVARAN BHAVAN

Sector-10-A, Gandhinagar 382 010

Phone : (079) 23222425

(079) 23232152

Fax : (079) 23232156

Website : www.gpcb.gov.in

By R.P.A.D.

In exercise of the power conferred under section-25 of the Water (Prevention and Control of Pollution) Act-1974, under section-21 of the Air (Prevention and Control of Pollution)-1981 and Authorization under rule 6(2) of the Hazardous & Other Waste (Management & Transboundary Movement) Rules-2016, framed under the Environmental (Protection) Act-1986

And whereas Board has received application inward No. 136541 dated 30/04/2018 for the Consolidated Consent and Authorization (CCA) of the Board under the provisions / rules of the aforesaid Acts, Consents & Authorization are hereby granted as under

CONSENTS AND AUTHORIZATION:

(Under the provisions / rules of the aforesaid environmental acts)

To

GRG Accessories Pvt Ltd,

Plot No. 728/2,

Welspun Industrial Park,

Vill: Versamedi,

Tal: Anjar,

Dist: Kutch 370110

1. Consent Order No. AWH-93634 Date of Issue: 18/06/2018

2. The consent shall be valid up to 29/04/2023 for manufacturing of the following product

Sr. No.	Product	Quantity
1	Corrugated Box	7500 MT/Month

SUBJECT TO THE FOLLOWING SPECIFIC CONDITIONS:

- You shall not carry out any activity which may attract the applicability of EIA notification 2006 & its amendment
- No ground water shall be withdrawal without obtaining prior permission from competent authority

3. CONDITIONS UNDER WATER ACT 1974:

- The industrial waste water generation shall not exceed 9 KL/day, generated from Boiler blow down & RO reject
- The quantity of Domestic waste water (Sewage) shall not exceed 17 KL/Day
- The quality of generated industrial waste water shall conform to the following standards:

PARAMETER	PERMISSIBLE LIMIT
pH	8.5 to 9.5
Temperature	45°C
Colour (Pt. Co. scale units)	120 units

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Page 1 of 5



GPCB CONSENT



GUJARAT POLLUTION CONTROL BOARD

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CONSENTS AND AUTHORIZATION:

(Under the provisions of the aforesaid environmental acts)

To
GRG Accessories Pvt Ltd,
Plot No: 728/2,
Welspun Industrial Park,
Vill: Versamedi,
Tal: Anjar,
Dist: Kutch-370110

1. Consent Order No. AWH-93634 Date of Issue: 18/05/2018

2. The consent shall be valid up to 28/04/2023 for manufacturing of the following product

Sr. No.	Product	Quantity
1	Corrugated Box	1500 MT/Ann.

SUBJECT TO THE FOLLOWING SPECIFIC CONDITIONS:

- You shall not carry out any activity which may attract the applicability of EIA notification 2006 & its amendment
- No ground water shall be withdrawal without obtaining prior permission from competent authority

3. CONDITIONS UNDER WATER ACT 1974:

- The industrial waste water generation shall not exceed 9 KL/day, generated from Boiler blow down & RO reject.
- The quantity of Domestic waste water (Sewage) shall not exceed 17 KL/Day
- The quality of generated industrial waste water shall conform to the following standards:

PARAMETER	PERMISSIBLE LIMIT
pH	8.5 to 8.5
Temperature	45 °C
Colour (Pt. Co. scale units)	100 units

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Page 1 of 5



PARAMETER	PERMISSIBLE LIMIT
Suspended Solids	
Oil & Grease	100 mg/l
Phenolic Compound	10 mg/l
Ammoniac Nitrogen	81 mg/l
BOD (3 Days at 27°C)	50 mg/l
COD	35 mg/l
Chlorides	100 mg/l
Sulphate	400 mg/l
Total Dissolved Solids	1000 mg/l
	2.0 mg/l

A) efforts shall be made to remove colour & unpleasant odour as far as practicable

34 The treated effluent conforming to the above standards shall be reused in plant within factory premises of the industry & there shall not be any industrial waste water discharge

35 Sewage shall be disposed off through septic tank / soak pit system

4. CONDITIONS UNDER AIR ACT 1981

41 The following shall be used as fuel in Boiler respectively.

Sr. No.	Fuel	Quantity
1	Coal	800 Kg/yr

42 The applicant shall install & operate air pollution control system in order to achieve flue gas emission norms as prescribed below

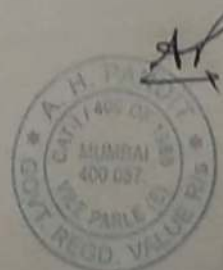
Sr. No.	Stack attached to	Stack height in Meter	APCM	Parameter	Permissible Limit
1	AFBC Boiler (05 TPH)	33	Bag filter & cyclone separator	PM SO ₂ NO _x	150 mg/nm ³ 100ppm 50ppm

43 There shall be no process gas emission from the manufacturing activities and other ancillary operations

44 The applicant shall provide perches (under platform etc at chimneys) for monitoring the air emissions and the same shall be open for inspection. The chimney/vents attached to various sources of emission shall be designed by numbers such as S-1, S-2 etc and these shall be painted / displayed to facilitate identification

45 The concentration of the following parameters in the ambient air within the premises of the industry shall not exceed the limits specified hereunder as per National Ambient Air Quality Standards issued by MoEF&CC dated 16th November-2009

Sr. No.	Pollutant	Time Weighted Average	Concentration in Ambient air in µg/m ³
1	Sulphur Dioxide (SO ₂)	Annual	50
		24 Hours	80
2	Nitrogen Dioxide (NO ₂)	Annual	40
		24 Hours	80
3	Particulate Matter (Size less than 10 µm) OR PM ₁₀	Annual	60
		24 Hours	100
	Particulate Matter (Size less than 2.5 µm) OR PM _{2.5}	Annual	40
		24 Hours	60





GUJARAT POLLUTION CONTROL BOARD

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Website : www.gpcb.gov.in

4.6 The level of Noise in ambient air within the premises of industrial unit shall not exceed following levels:

Between 8 A.M. to 10 P.M. : 75 dB (A)
Between 10 P.M. to 6 A.M. : 70 dB (A)

5. Authorization under Hazardous and other waste [Management, Transboundary Movement] Rules, 2016 & amended.

5.1 Authorization Number: AWH - 93434 and shall valid up to 28/04/2023
5.2 ORG Accessories Pvt Ltd, is hereby granted an authorization to operate facility for following hazardous wastes on the premises situated at, Plot No: 726/2, Welspun Industrial Park, Vill: Versamedi, Tal: Anjar, Dist: Kutch.

Sr. No.	Waste	Quantity per Year	Category	Mode of Disposal
1	Used Oil	0.5 MT	5.1	Collection, storage, Transportation, Disposal by Selling to registered recycler/processor or Reuse as lubricant within plant premises.
2	Discarded barrels/containers /rins contaminated with hazardous chemical wastes	0.5 MT	33.3	Collection, storage, decontamination, Transportation and Disposal by Selling to registered recyclers

5.3 The authorization is granted to operate a facility for collection, storage within factory premises, transportation, and ultimate disposal of Hazardous wastes by selling out to authorized recyclers.

5.4 The authorization is subject to the conditions stated below and such other conditions as may be specified in the rules from time to time under the Environment (Protection) Act-1986.

5.5 TERMS AND CONDITIONS OF AUTHORISATION:

1. The authorized person shall comply with the provisions of the Environment (Protection) Act, 1986, and the rules made there under.
2. The authorization or its renewal shall be produced for inspection at the request of an officer authorized by the State Pollution Control Board.
3. The person authorized shall not rent, lend, sell, transfer or otherwise transport the hazardous and other wastes except what is permitted through this authorization.
4. Any unauthorized change in personnel, equipment or working conditions as mentioned in their application by the person authorized shall constitute a breach of his authorization.
5. The person authorized shall implement Emergency Response Procedure (ERP) for which this authorization is being granted considering all site specific possible scenarios.

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Page 3 of 5



- such as spillages, leakages, fire etc. and their possible impacts and also carry out mock drill in this regard at regular interval of time.
8. The person authorized shall comply with the provisions outlined in the Central Pollution Control Board guidelines on "Implementing Liabilities for Environmental Damages due to Handling and Disposal of Hazardous Waste and Penalty".
 9. It is the duty of the authorized person to take prior permission of the State Pollution Control Board to close down the facility.
 10. The imported hazardous and other wastes shall be fully insured for transit as well as for any accidental occurrence and its clean-up operation.
 11. The record of consumption and fate of the imported hazardous and other wastes shall be maintained.
 12. The hazardous and other waste which gets generated during recycling or reuse or recovery or pre-processing or utilization of imported hazardous or other wastes shall be treated and disposed of as per specific conditions of authorization.
 13. The importer or exporter shall bear the cost of import or export and mitigation of damages if any.
 14. An application for the renewal of an authorization shall be made as laid down under these Rules.
 15. Any other conditions for compliance as per the Guidelines issued by the Ministry of Environment, Forest and Climate Change or Central Pollution Control Board from time to time.
 16. Annual return shall be filed by June 30th for the period ensuing 31st March of the year.
- 6. GENERAL CONDITIONS:**
- 6.1 Unit shall develop green belt within premises as per the CPCB guidelines. However, if the adequate land is not available within premises, the unit shall tie up with local agencies like gram panchayat, school, social forestry office etc. for the plantation of suitable open land in nearby locality and submit an action plan of plantation for next three years to CPCB.
 - 6.2 Adequate plantation shall be carried out all along the periphery of the industrial premises in such a way that the density of plantation is at least 1000 trees per acre of land and a green belt of 10 meters width is developed.
 - 6.3 The applicant shall have to submit the returns in prescribed form regarding water consumption and shall have to make payment of water cess to the Board under the Water (Prevention and Control of Pollution) Cess Act-1977.
 - 6.4 In case of change of ownership/management the name and address of the new owners/partners/directors/proprietor should immediately be intimated to the Board.
 - 6.5 The applicant shall however, not without the prior consent of the Board bring into use any new or altered outlet for the discharge of effluent or gaseous emission or sewage waste from the proposed industrial plant. The applicant is required to make applications to this Board for this purpose in the prescribed forms under the provisions of the Water (Prevention and Control of Pollution) Act-1974, the Air (Prevention and Control of Pollution) Act-1981 and the Environment (Protection) Act-1986.
 - 6.6 The overall noise level in and around the plant area shall be kept well within the standards by providing noise control measures including engineering control like acoustic insulation hoods, silencers, enclosures etc. on all sources of noise generation. The ambient noise level shall conform to the standards prescribed under the Environment (Protection) Act-1986 & Rules.





GUJARAT POLLUTION CONTROL BOARD

PARYAVARAN BHAVAN

Sector-10-A, Gandhinagar 382 010

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Website : www.gpcb.gov.in

- 6.7 Applicant is required to comply with the manufacturing, Storage and Import of Hazardous Chemicals Rules-1986 framed under the Environment (Protection) Act-1986
- 6.8 If it is established by any competent authority that the damage is caused due to their industrial activities to any person or his property in that case they are obliged to pay the compensation as determined by the competent authority
- 6.9 Applicant shall have to comply with all the guidelines / Directive issued / being issued by MoEF&CC / CPCB / DoEF from time to time
- 6.10 Applicant shall not use/withdraw ground water either during construction and for operation phase
- 6.11 Environmental cell shall be setup and shall be responsible for the total Environmental management.
- 6.12 Monitoring in respect to Air, Water, Noise level shall be carried out and results shall be submitted to GPCB on quarterly basis

For and on behalf of
GUJARAT POLLUTION CONTROL BOARD

(Sushil Vagda)

Senior Environment Engineer
Date:

NO: PC/CCA-KUTCH-1440/GPCB ID: 56382/

Issued To
GRG Accessories Pvt Ltd,
Plot No: 726/2,
Welspun Industrial Park,
Vill: Versamedi,
Tal: Anjar,
Dist: Kutch-370110

Outward No: 462837, 23/07/2018

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Page 5 of 5

