

Valuation Report of the Immovable Property
Details of the property under consideration:

NAME OF APPLICANT
M/S. GRG GLOBAL TEXTILES LIMITED

REF.NO. IBK/DK/RP/TSA/14736/06-2024

Add: - All that piece and parcel of Leased Lands and Industrial Structure on Revenue Survey. No. 727 Paiki, 726/1, 725, 597 & 719, Opp. Welspun Power Plant, At. Varsamedi, Tal. Anjar, Dist. Kutch, Gujarat.

KHANDEKAR
GOVERNMENT REGISTERED VALUERS

KHANDEKAR

ARCHITECTS & SURVEYORS

ARCHITECTS, SURVEYORS, CONSULTANTS & GOVT. REG. VALUERS.
57, GROUND FLOOR, SAFALYA, N. M. JOSHI MARG, MUMBAI - 400 013.

Ref no. IBK/DK/RP/TSA/14736/06-2024

17.06.2024

To,
The Branch Manager
Indian Bank
Corporate Branch Delhi

VALUATION REPORT (CONCERNING LAND/SITE AND BUILDING)

II		GENERAL	
1		The purpose for which the valuation is made	For assessment of the market value of the property for bank purpose
2	a	Date of inspection	03/06/2024
	b	The date on which the valuation is made	17/06/2024
		List of documents produced for perusal	
	I	A copy of the Lease Deed is made between Welspun Anjar Sez Limited through its Authorised Signatory Shri. Girishkumar Mathur S/o. K.S. Mathur "THE LESSOR" and GRG Global Textiles Ltd, through its Authorised Signatory Shri. Jitendra Sohanlal Sharma "THE LESSEE" vide reg. no. AJR/8335/2020 dtd. 12.11.2020.	
	II	Copy of the Industrial All Risk Insurance (Commercial) Policy issued by HDFC ERGO General Insurance Company Limited (Policy No. 2999204577127101000) dtd. 28.03.2023.	
	III	Copy of the Approved Plan issued by Town Planner, Bhuj Authority vide. ref. no. Dev/Anjur/Varsamedi/749 dtd. 17.06.2019.	
	IV	Copy of the Approved plan issued by Director Industrial Safety and Health, Gujrat State vide ref. no. 1303 dtd. 28/05/2021	
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)	M/S. GRG GLOBAL TEXTILES LIMITED
5		Brief description of the property (Including leasehold freehold etc)	<p>All that piece and parcel of Leased Lands and Industrial Structure on Revenue Survey. No. 727 Paiki, 726/1, 725, 597 & 719, Opp. Welspun Power Plant, At. Varsamedi, Tal. Anjar, Dist. Kutch, Gujarat.</p> <p>Landmark:- Welpun Power Plant</p> <p>As requested by the Indian Bank Corporate Branch Delhi our authorized representative Mr Rakesh Pitroda visited the property on</p>

			<p>03/06/2024, in the presence of Smt. Anshika Goel (Company Official), who showed the above-said property to estimate the market value of the same on the valuation dtd. 17/06/2024. Hence our report is based on documents provided by the Bank. We have relied on documents provided by the Indian bank, Corporate Branch Delhi, and presume the same to be Authentic. As a result, the documented Total Plot Area of 53,623 sq. mt as per a Copy of the Lease Deed is being considered for this valuation.</p> <p>This above-said property is in the form of a Land and Industrial structures situated near the NH341 Road. It is situated at a distance of 7.2 km from Anjur Railway Station. The area has services like water supply from the Local Authority, electricity from PGVCL, sewage, and stormwater drainage system by the Local Authority. The area falls within the limits of Varsamedi Grampanchayat. Public transport by road is available.</p> <p>Following were our site observations:</p> <ul style="list-style-type: none"> •Major civil blocks comprise of Main Shed/Boiler Shed/Coal Shed/Staff Canteen/ETP Block/Power Block/Scrap Shed/Parking Shed etc. • The year of construction is 2021 and the plant was commissioned in 2022 •The said plant was operational during a site visit •Industrial wiring and plumbing done in the entire plant •Washrooms were constructed in the entire plant as and where required for staff and workers. •All weather tar roads constructed in an entire plot with drainage as and where required. <p>Location Access:</p> <p>Road – NH-341 is 1.6 km from the site</p> <p>Rail – Gandhidham Railway Station is located 13.5 km from the site</p> <p>Port – Kandla port is located 22 km from the site</p>
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			Air-Bhuj airport is located 51.80 km from the site	
6		Location of Property		
	a	Plot No. / Survey No.	R. S. No. 727 paiki, 726/1, 725, 597 & 719 at Village Varsamedi	
	b	Door No.	Entire Plot	
	c	T. S. No. / Village	Varsamedi	
	d	Ward/Taluka	Anjar	
	e	Mandal / District	Kutch	
7		Postal address of the property	All that piece and parcel of Leased Lands and Industrial Structure on Revenue Survey. No. 727 Paiki, 726/1, 725, 597 & 719, Opp. Welspun Power Plant, At. Varsamedi, Tal. Anjar, Dist. Kutch, Gujarat.	
8		City/Town	Varsamedi	
		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	Within the limits of Village Panchayat Varsamedi	
11		Whether covered under any State / Central Govt. enactments	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 Document	As per site
		North	Remaining Area of S. No. 725, 726/1 & 726/2	Open Plot
		South	Remaining Area of S. No. 719 & 597	Open Plot
		East	Remaining Area of S. No. 727/Paiki & 597/Paiki	Open Plot
		West	Remaining Area of S. No. 727/Paiki, 725 & 719	Welspun Power Plant
14.		Dimensions of the site	As per Document	As per site
a		North	As per sr. no.13	
		South		
		East		
		West		



14. b	Latitude, Longitude, and Coordinates of the site	Latitude- 23.131333 Longitude- 70.090556
15	The extent of the site	Total Plot Area:- 53623 sq. mtr (As per the copy of the Lease Deed dtd. 12.11.2020) Total Built-up Area:- 36920.51 sq. mtr (Copy of the Approved plan issued by Director Industrial Safety and Health, Gujrat State vide ref. no. 1303 dtd. 28/05/2021)
16	The extent of the site considered for valuation (least of 14A&14B)	Total Plot Area:- 53623 sq. mtr (As per the copy of the Lease Deed dtd. 12.11.2020) Total Built-up Area:- 36920.51 sq. mtr (Copy of the Approved plan issued by Director Industrial Safety and Health, Gujrat State vide ref. no. 1303 dtd. 28/05/2021)
17	Whether occupied by the owner / tenant? If occupied by a tenant, since how long? Rent received per month.	Lessee Occupied
II	CHARACTERISTICS OF THE SITE	
1	Classification of locality	Mixed
2	Development of surrounding areas	Industrial
3	Possibility of frequent flooding / sub-merging	No
4	Feasibility to the Civic amenities like schools, hospitals, bus stops, markets, etc	All civic amenities nearby 4 to 5 km
5	Level of land with topographical conditions	Levelled land
6	Shape of land	It is a rectangular plot
7	Type of use to which it can be put	Industrial
8	Any usage restriction	Industrial
9	Is the plot in the town planning approved layout?	No
10	Corner plot or an intermittent plot?	Corner plot
11	Road facilities	Available
12	Type of road available at present	Tar road
13	Width of road — is it below 20 ft. or more than 20ft.	12.20 mtr wide road
14	Is it a landlocked land?	No
15	Water potentiality	Local Authority
16	Underground sewerage system	Supply by Local Authority.
17	Is a power supply available at the site?	Yes, PGVCL



18		Advantage of the site	
	1		1) Abutting to NH341 Highway
	2		2) Industrial Development
19		Special remarks, if any, like the 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:- 53623 sq. mtr
		North & South	(As per the copy of the Lease Deed dtd. 12.11.2020)
		East & West	
2		The total extent of the plot	Total Plot Area:- 53623 sq. mtr
3		Prevailing market rate (Along with details /reference of at least two latest deals/transactions concerning adjacent properties in the areas)	The prevailing market rate in and around the Industrial Land ranges from ₹.1,000/- to 3,000/- per sq. mtr. depending upon the location and the size of the plot. Smaller plots are expensive.
4		Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	₹.1,800/- per sq. mtr.
5		Assessed/adopted rate of valuation	We have considered ₹.1,850/- sq. mtr
6		I] Estimated value of land	53623 sq. mtr. X ₹ 1,850/- sq. mtr. =₹ 9,92,02,550/-
Part — B (Valuation of Building)			
1		Technical details of the building	
	a	Type of Building (Residential/ Commercial / Industrial)	Industrial Shed
	b	Type of construction (Load bearing / RCC / Steel Framed)	Composite Structure
	c	Year of construction	2021 (Copy of the Approved plan issued by Director Industrial Safety and Health, Gujarat State vide ref. no. 1303 dtd. 28/05/2021)
	d	Number of floors and height of each floor including basement, if any	Ground Floor
	e	Plinth area floor-wise	36,920.51 sq. mtr (Copy of the Approved plan issued by Director Industrial Safety and Health, Gujarat State vide ref. no. 1303 dtd. 28/05/2021)
	f	Condition of the building	Good



Specifications of construction (floor-wise) in respect of

No	Description	
1	Foundation	Open Foundation
2	Basement	No
3	Superstructure	Composite Structure
4	Joinery / Doors & Windows	Rolling Shutter, Glass & Wooden Doors
5	RCC works	Composite Structure
6	Plastering	Composite Structure
7	Flooring, Skirting, dadoing	Tiles Flooring
8	Special finishes such as marble, granite, wooden panelling, grills, etc.	Yes
9	Roofing including weatherproof course	Composite Roof
10	Drainage	Yes, Available
S.No	Description	
2	Compound wall	RCC Compound wall
	Height	
	Length	
	Type of construction	
3	Electrical installation	Provided in adequate quantity
	Type of wiring	
	Class of fittings	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
4	Plumbing installation	
	a. No. of water closets and their type	
	b. No. of wash basins	
	c. No. of urinals	
	d. No. of bathtubs	
	e. Water meter, taps, etc.	
	f. Any other fixtures	

Valuation of the Structure

Description	Area in sq. mtr	The depreciated rate in sq. mtr	Value in ₹.
RCC Structure	36,920.51	19,000/-	70,14,89,690/-
		Total	70,14,89,690/-

Total Abstract of the Property

Part- A	Land	:	₹.9,92,02,550/-
Part- B	Building	:	₹.70,14,89,690/-
Part- C	Extra Items	:	Rs.--
Part- D	Amenities	:	Rs.--
Part- E	Miscellaneous	:	Rs.--
Part- F	Services	:	Rs.--



	Total	₹. 80,06,92,240/-

Valuation: Here the approved valuer should discuss in detail as

1	Our approach to valuation	In this case, the composite approach is used for evaluation i.e. Cost approach for the constructed area and the Market approach (Comparison Method) for land/plot.
2	Evaluation/ Calculation	In this case rate analysis calculation from current market conditions, demand and supply position, Unit size, location, the upswing in real estate prices, sustained demand for Residential & Unit, all-round development of commercial and residential applications in the locality, etc.
3	Marketability and salability	This property under reference is Leasehold Land, Marketability and salability are consent to the Lessor
4	Rental values in future	No
5	Income in the property may generate	This property is in use for Industrial purposes and presently generating income

In this case, only 3 asking rates of adjoining properties were obtained from Real Estate sites. Copies are enclosed.

As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is **₹.72,06,23,016/- (Rupees Seventy-Two Crores Six Lakhs Twenty-Three Thousand Sixteen only)**

Screenshot of longitude/latitude and coordinates of property using GPS/Various. Apps/internet sites.

Place: Mumbai

Date: 17/06/2024

For KHANDEKAR ARCHITECTS & SURVEYORS



MR. DATTA KHANDEKAR
(Proprietor)

Govt. Reg. Valuer (Wealth Tax Reg. No. CAT-I/320 of 2000)
Approved Valuer (IOV-No-F-23521)
IBBI Reg. Valuer (IBBI/RV/07/2019/11485)

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).

Signature

(Name of the Branch Manager with Official seal)



SI	Particular	Valuer Comments
1	background information of the asset being valued;	All that piece and parcel of Leased Lands and Industrial Structure on Revenue Survey. No. 727 Paiki, 726/1, 725, 597 & 719, Opp. Welspun Power Plant, At. Varsamedi, Tal. Anjar, Dist. Kutch, Gujarat.
2	purpose of valuation and appointing authority	For assessment of the market value of the property for bank purpose
3	identity of the valuer and any other experts involved in the valuation;	Khandekar Architects & Surveyors 57, Safalya , N. M. Joshi Marg, Lower Parel (E), Mumbai – 400013. We are registered under valuer under 34 AB Wealth Tax Act & IBBI
4	disclosure of valuer interest or conflict, if any;	No interest of whatsoever nature in the property under reference which is being valued
5	date of appointment, valuation date, and date of the report;	Work Order Dtd. 02.06.2024 Visit dated 03.06.2024 & Report dated 17.06.2024
6	inspections and/or investigations undertaken;	Site visits, Local inquiries in and around the premises valued & public domain (Internet)
7	nature and sources of the information used or relied upon;	Documents provided by the clients & our own investigations & Market Research
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Value is assessed based on local inquiries using the Cost approach for the constructed area and the Market approach (Comparison Method) for land/plot.
9	restrictions on the use of the report, if any;	The report is restricted to use for assessment of the market value of the property for the Indian Bank only
10	major factors that were taken into account during the valuation	Type of the structure, amenities provided, distance from the nearest Railway Station, the Locality, and the infrastructural facilities available
11	Caveats, limitations, and disclaimers to the extent they explain or elucidate the Limitations faced by the valuer, which shall not limit his responsibility for the valuation report.	We have assumed that the subject property has a clear title with all necessary approvals and the same has been considered for the valuation exercise. The Title clearance of the said property has not been carried out by us, as it is out of the scope of the assignment and the same should be verified by the bank authorities or a legally competent person. This report will hold good only if the title of the property is clear, marketable & free from all encumbrances. We are not responsible for any reduction in value, if the title of the said property is not clear, marketable & not free from all encumbrances. In this case, since the property could not be identified. valuation is prepared based on available documents and information. All Original documents should be verified by the Bank Authorities. Finding out liability towards Society Government authority or any third party is out of the scope of this assignment. Concerned Authorities may independently verify if there any liability exists on the property & deduct the same from the present Fair Market Value of the property. Since the present property is already mortgaged it is assumed that all the building plans and other related documents are available with the Financial Institution. For Valuation, we have considered the Area mentioned in the documents provided for our perusal.

Date: 17/06/2024

Place: Mumbai

For KHANDEKAR ARCHITECTS & SURVEYORS

MR. DATTA KHANDEKAR
(Proprietor)

Govt. Reg. Valuer (Wealth Tax Reg. No. CAT-I/320 of 2000)

Approved Valuer (IOV-No-F-23521)

IBBI Reg. Valuer (IBBI/RV/07/2019/11485)



Details of Valuation

Valuation	Value (Rs.)
Plot Value (A)	9,92,02,550/-
Structure Value (B)	70,14,89,690/-
Current Market Value (A+B)	80,06,92,240/-
Realizable Value @ (90%)	72,06,23,016/-
Distress Sale Value @ (80%)	64,05,53,792/-
Govt. Value for land for freehold land	9,65,21,400/-
Insurance Value for Structure	5,95,570,863/-

RATE ANALYSIS CALCULATION FROM THE ASKING RATE

Sr.	Plot Area sq. mtr	Asking Price	Rate	Location	Site	Remark
1	56.04	16,00,000	28,551	Varsamedi	99 Acres	House
2	108.74	5,00,000	4,598	Varsamedi	99 Acres	Residential Land
3	899.29	97,00,000	10,786	Anjar	magic bricks	Indus. Land

Basis of Valuation

1. The asking rate of similar properties in this vicinity is ₹.28,551/- sq. mtr. (House)
2. The asking rate of similar properties in this vicinity is ₹.4,598/- sq. mtr. (Residential Land)
3. The asking rate of similar properties in this vicinity is ₹.10,786/- sq. mtr. (Industrial Land)
4. The Government Rate of the property is ₹.1,800/- per sq. mtr (For Freehold land)
5. Property U/R is situated 7.2 km away from Anjur Railway Station.
6. In the case under review, the subject property is a leasehold property with a lease period of 25 years. Currently, the unexpired period of the lease is 21 years. The property in question is a substantial piece of land.
7. It is important to note that the comparable referenced in this evaluation pertain to freehold properties and smaller-sized lands. Consequently, a direct comparison between this leasehold property and the aforementioned freehold properties is not appropriate.
8. Therefore, to accurately reflect the value of the subject property, we propose applying a discount in the valuation to account for the differences in tenure and size.

In view of the above, it is my appraisal, analysis & considered opinion that the rate of the property under reference shall be @ ₹.1,850/- sq. mtr. for land.



Govt Rate –

Regarding Justification of above said matter; please note that:-

- 1] Government value is decided based on the rates declared in the Stamp duty ready reckoner for the registration of the property. Whereas, the market value of the property is the actual transaction carried out for the particular property based on prevailing market rates and trends going on in that particular area. Market value is functions of place, purpose, and date.
- 2] The definition of guideline rate is “the unit rate of land based on which stamp duty is to be fixed for a deed whenever a transaction between two parties is to be registered” whereas the definition of market value is “the money the property fetches if sold in the open market “They are not proportionate to each other.
- 3] Guideline rate may be uniform for all the properties located on a single road or for a single survey number whereas the market rate may differ even for adjacent properties due to any number of valid reasons.
- 4] Guideline rate remains the same irrespective of supply and demand whereas the market value changes according to the demand (More the demand, more the market value and vice versa)
- 5] The guideline rate may be constant for say Five years, whereas the market value may even change on the next day.
- 6] No extra factors can be considered for certifying guideline value whereas factors favouring a higher value/ factor affecting a lower value can be considered while certifying the market value.

DISCLAIMER

1. This Valuation exercise is based on analysis and Survey of the vicinity.
2. Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues & Real Estate market Issues & Locality negative factors developed in future
3. It is assumed that the *photocopies of documents received from the client/Bank* are genuine without any alterations.
4. We reserve our right to alter our conclusions later if it is found that the data provided to us was not - reliable, accurate or complete.
5. This report is prepared with available information from the Bank/Client with the best of our judgments & on the assumption that the title for the property is clear & marketable without any doubts/dues.
6. We have assumed that the subject property has received necessary planning approvals & clearances from appropriate local authorities and complies with local development control regulations. As and when not provided to use, any change will also affect market value.
7. This Valuation is purely an opinion as of date & has no Legal or contractual obligation on our Part & may change with time, purpose and negative factors developed in future. Value is a function of place, purpose, and date.



Asking Rates

99acres
Buy Enter Locality / Project / Society / Landmark

Home > House for sale in Kutch > House for sale in Varshamedi
Posted on May 17, 2024 Ready to move

₹ 16 Lac

@ 23,880 per sq yards

Estimated EMI ₹ 12,779


1 Bedroom 2 Baths

Independent House/Villa for Sale

in Varshamedi, Kutch, Gujarat

REERA STATUS NOT AVAILABLE Website: <https://reera.gujarat.gov.in/> | <https://gujranet.gujarat.gov.in/>

Overview Owner Details Recommendations Articles

Property (1)


Photos (1/1)

Area
Plot area 56.04 sq.m.

Price
₹ 16 Lac+ Govt Charges & Tax
@ 23,880 per sq yards (Negotiable)

Total Floors
1 Floors

Overlooking
Main Road

Configuration
1 Bedroom , 2 Bathrooms, No Balcony

Address
Varshamedi, Kutch

Facing
East

Property Age
1 to 5 Year Old

Why should you consider this property?

Fast Facing Private Garden Gated Society Overlooking Main Road 24*7 Water Natural Light Airy Rooms Parking Available Vitrified Flooring

99acres
Buy Enter Locality / Project / Society / Landmark

Home > Property in Kutch > Plot in Kutch
Posted on Apr 01, 2024 Ready to move

₹ 5 Lac

@ 427 per sq ft.


Estimated EMI ₹ 3,694

Residential Land/Plot For Sale

in Varshamedi, Kutch, Gujarat

REERA STATUS NOT AVAILABLE Website: <https://reera.gujarat.gov.in/> | <https://gujranet.gujarat.gov.in/>

Overview Owner Details Recommendations Articles

Plotting (0)


Photos not shared by advertiser

Request Photos

Dimensions
Plot area 108.74 sq.m.

Price
₹ 5 Lac+ Govt Charges & Tax
@ 427 per sq.ft.

Gated Society
Yes

Floors Allowed For Construction
7 Floors

Address
Varshamedi, Kutch

Possession
Immediate

Boundary Wall
No

Why should you consider this property?

Close to Airport

Transaction Type: Resale Property Ownership: Freehold Gated Community: Yes Boundary Wall: No

Property Code: Z64131514
www.99acres.com/Z64131514



₹97.0 Lac EMI - ₹44k | [Get pre-approved loan](#)Industrial Land For Sale in [Anjar, Kutch](#) [View on map](#)

1 Floor allowed

Plot Area
9680 sqft *Any Construction Done
YesBoundary Wall
NoOverlooking
Main RoadTransaction Type
Resale

1 Photos

Contact Owner

Get Phone No.

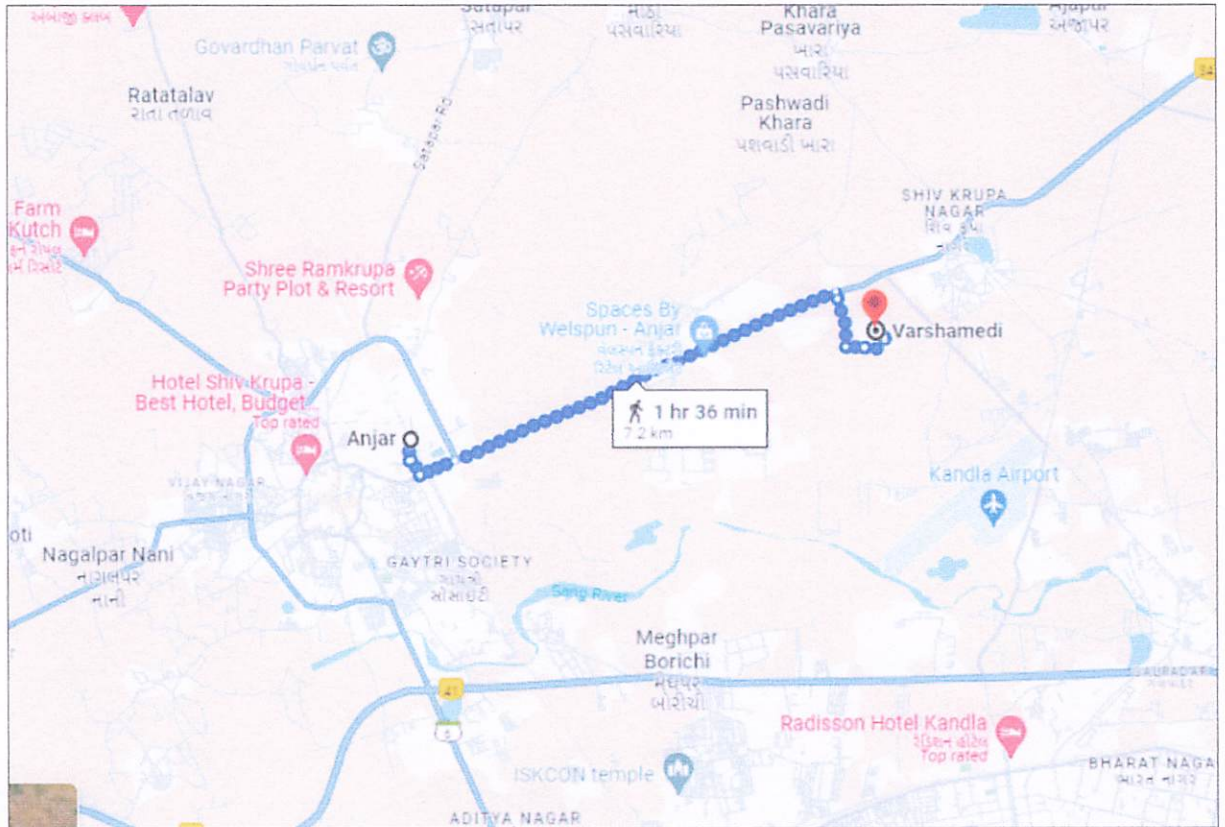
Last contact made 84 days ago

Govt. Rate

સુચિત્રિત-ન-ત ઓફ ડેવલપ્સ, અંબીનગર, ગુજરાત રાજ્ય					NAGARPALIKA		
ANSR - 2011 Final					તા. ૧૮/૦૪/૨૦૧૧ ના સરકારી-ના અહેમુલ વિભાગના કમિટીના અંગે અમલમાં આવેલ જમીન		
જિલ્લો: KACHCHH					ગામ: ANJAR		
પાલિકા નામ: ANJAR CITY					Page 16 of 30 (આવક પ્રતિ ચો.મી.)		
વેલ્યુએન	પુલ્કા ખોલે-નો ભાવ	જમીન - અંબીનગર-નો ભાવ			પુલ્કા ખોલે-નો ભાવ (અંબીનગર)	પોલીની જમીનનો ભાવ	
૧	૨	૩ સરકારી કલેક્ટ/એપાર્ટમેન્ટ	૪ ઓફિસ	૫ કુટુંબ	૬	૭ પીચાર	૮ બીન પીચાર
Survey No. 594, 618/2, 626, 627, 628, 629, 630/1, 630/2, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650/1, 650/2, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, and all other plots included in the zone boundary.							
R/O/23	3450	5650	7000	10000	2600	240	235
Survey No. 378/1, 378/2, 668, 669, 670, 671/2, 672, 677, and all other plots included in the zone boundary.							
R/O/24	4150	6250			2700	298	343
Survey No. 671/1, 673, 674, 675, 676, 679, 680, 682, 683, 684/1, 686, 686/3, 687, 687/85, 698, 699, 700, 701, 702, 979, 980/1, 980/2, 981, 982, and all other plots included in the zone boundary.							
R/O/25	3150	5750	6750	10000	2500	238	230
Survey No. 973/1, 973/2, 973/3, 974, 975, 984/1, 984/14, 984/27, 984/28, 984/31, 984/33, 984/35, 984/A, 992, 1049, 1051, 1054, 1064, and all other plots included in the zone boundary.							
R/O/26	3250	5750	7250	10250	2600	241	241
Survey No. 688, 689, 690, 691, 692/1, 692/2, 693, 694, 696/1, 696/2, 697, 703/1, 703/2, 704/1, 704/2, 705, 706/1, 706/2, 707, 708/1, 708/2, 709, 710, 711, 712, 713, 714, 715, 725, 1052, 1053, and all other plots included in the zone boundary.							
R/O/27	3050	5750	6750	10250	2600	235	224
Survey No. 716, 716/1, 716/2, 717/1, 717/2, 718, 720, 721, 722/1, 722/2, 722/3, 722/4, 723, 724, 726, 727, 728, 729/1, 729/2, 730, 731, 984/40, 1005, 1012, 1058, 1006+1027, and all other plots included in the zone boundary.							
R/O/28	2300	5250	6250	8750	1800	225	220



Location Map



Google Map



Site Photo









Insurance Copy

HDFC ERGO General Insurance Company Limited



28th March 2023

GRG GLOBAL TEXTILES LIMITED

SURVEY NO. 727, 726/1, 725, 597 AND 719,

WELSPUN INDUSTRIAL PARK, VARSAMEDI,

ANJAR, KUTCH, KACHCHH BHUJ,

KACHCHH,

GUJARAT, PIN-370110.

Dear Customer,

Sub: Industrial All Risk Insurance (Commercial) Policy No: 2999204577127101000

We thank you for having preferred us for your Insurance requirements. We at HDFC ERGO General Insurance believe "Insurance" as not only to be an assurance to indemnify in the event of unfortunate circumstances, but one that signifies protection and support, which you can count on when you need it most.

The Insurance Policy enclosed herewith is a written agreement providing confirmation of our responsibility towards you that puts insurance coverage into effect against stipulated perils.

Please note that the policy has been issued based on the information contained in the proposal form and / or documents received from directly from you or through the Intermediary.

Name of the Intermediary: I.R.M. INSURANCE BROKERS PVT LTD CBG

Intermediary Code: 201044402242

Where the proposal form is not received, information obtained from you or your representative /broker, whether orally or otherwise, is captured in the policy document.

If you wish to contact us in reference to your existing policy and /or other general insurance solutions offered by us, you may write to our correspondence address as mentioned below. Alternatively, you may visit our website www.hdfcergo.com. To enable us to serve you better, you are requested to quote your Policy Number in all correspondences.

Thanking you once again for choosing HDFC ERGO General Insurance Company Limited and looking forward to many more years of association.

Yours Sincerely,

Authorized Signatory



Sr. No	Name of Add on covers	Remarks/Coverage confirmation - limit AOA and in aggregate
	Section)	
118	Alteration & Repair	Covered as Immediate repairs
119	PROPERTY NOT ON THE INSURED PREMISES / OFFSITE PREMISES	Upto 5% of the SI subject to maximum of Rs 5 crore in aggregate
120	Vehicle Load Clause	5% of the SI subject to maximum of Rs 10 crore In aggregate
121	Cleaning up and other costs Clause	Covered as Removal of debris
122	Group Interdependency Clause Cover	Covered provided sum insured is included in MD section
123	DEDUCTIBLE CLAUSE	As per Tariff

DETAILS OF PROPERTY INSURED & LOCATION OF RISK COVERED

SECTION I: MATERIAL DAMAGE

Sr. No.	Risk Location Address	Occupancy	Details Of the Property Insured	Sum Insured (Rs.)
1	Survey No. 727, 726/1, 725, 597 & 719, Welspun Industrial Park, Varsamedi, Anjar, Kutch, Gujarat, KACHCHH BHUJ GUJARAT 370110	Weaving mills	Building with Plinth and Foundation	5,95,570,863.00
			Plant & Machinery	1,57,96,38,738.00
			Stocks & Stocks in Process	40,00,00,000.00
			Furniture, Fixture & Fittings	11,85,37,562.00
Total				2,69,37,47,164.00

SECTION I: MACHINERY BREAKDOWN/ BOILER EXPLOSION/ ELECTRONIC EQUIPMENT INSURANCE

Sr. No.	Risk Location	Occupancy	Details Of the Property Insured	Sum Insured (Rs.)
1	Survey No. 727, 726/1, 725, 597 & 719, Welspun Industrial Park, Varsamedi, Anjar, Kutch, Gujarat, KACHCHH BHUJ GUJARAT 370110	Weaving mills	Plant & Machinery	1,57,96,38,738.00
Total				1,57,96,38,738.00

SECTION II: BUSINESS INTERRUPTION

Sr. No	Description	Sum Insured (Rs.)	Occupancy	Risk Location	Indemnity period
1	FLOP Annual Gross Profit - 40,00,00,000	40,00,00,000.00	Weaving mills	Survey No. 727, 726/1, 725, 597 & 719, Welspun Industrial Park, Varsamedi, Anjar, Kutch, Gujarat, KACHCHH BHUJ GUJARAT 370110	12 MONTHS



GTL - Approved Plan - 2021

SHEET: BLOCK PLAN, KEY PLAN, SITE PLAN, SHEET NO. 2/103
 CONTAIN: PLAN SHOWING NEW FACTORY BUILDING
 ALONG WITH MACHINERY LAY-OUT FOR
 M/S. GLOBAL TEXTILES LIMITED
 ON SURVED NO. 727/1 VILLAGE,
 VARSAMEDI TALUKA, ANJAN,
 DISTRICT: KUTCH.

NOTES:-
 1. ALL DIMENSIONS ARE IN METERS OR AS SHOWN.
 2. SHEDDING SHALL NOT BE SCALE OFF.
 3. COLOUR CODE 1" = 100' IN BLACK LINE.
 4. PROPOSED WORKING DRAWING IN RED DOTTED LINE.
 5. FOR EXISTING LINE IN GREEN LINE.

AREA TABLE OF PROPOSED STRUCTURES

SL. NO.	NAME OF STRUCTURE	AREA (SQ. M.)	AREA (SQ. YD.)
01.	FACTORY BUILDING	10000	1196.85
02.	WAREHOUSE	10000	1196.85
03.	OFFICE BUILDING	10000	1196.85
04.	CHANGING ROOMS	10000	1196.85
05.	CHANGING ROOMS	10000	1196.85
06.	CHANGING ROOMS	10000	1196.85
07.	CHANGING ROOMS	10000	1196.85
08.	CHANGING ROOMS	10000	1196.85
09.	CHANGING ROOMS	10000	1196.85
10.	CHANGING ROOMS	10000	1196.85
11.	CHANGING ROOMS	10000	1196.85
12.	CHANGING ROOMS	10000	1196.85
13.	CHANGING ROOMS	10000	1196.85
14.	CHANGING ROOMS	10000	1196.85
15.	CHANGING ROOMS	10000	1196.85
16.	CHANGING ROOMS	10000	1196.85
17.	CHANGING ROOMS	10000	1196.85
18.	CHANGING ROOMS	10000	1196.85
19.	CHANGING ROOMS	10000	1196.85
20.	CHANGING ROOMS	10000	1196.85
21.	CHANGING ROOMS	10000	1196.85
22.	CHANGING ROOMS	10000	1196.85
23.	CHANGING ROOMS	10000	1196.85
24.	CHANGING ROOMS	10000	1196.85
25.	CHANGING ROOMS	10000	1196.85
26.	CHANGING ROOMS	10000	1196.85
27.	CHANGING ROOMS	10000	1196.85
28.	CHANGING ROOMS	10000	1196.85
29.	CHANGING ROOMS	10000	1196.85
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81.	CHANGING ROOMS	10000	1196.85
82.	CHANGING ROOMS	10000	1196.85
83.	CHANGING ROOMS	10000	1196.85
84.	CHANGING ROOMS	10000	1196.85
85.	CHANGING ROOMS	10000	1196.85
86.	CHANGING ROOMS	10000	1196.85
87.	CHANGING ROOMS	10000	1196.85
88.	CHANGING ROOMS	10000	1196.85
89.	CHANGING ROOMS	10000	1196.85
90.	CHANGING ROOMS	10000	1196.85
91.	CHANGING ROOMS	10000	1196.85
92.	CHANGING ROOMS	10000	1196.85
93.	CHANGING ROOMS	10000	1196.85
94.	CHANGING ROOMS	10000	1196.85
95.	CHANGING ROOMS	10000	1196.85
96.	CHANGING ROOMS	10000	1196.85
97.	CHANGING ROOMS	10000	1196.85
98.	CHANGING ROOMS	10000	1196.85
99.	CHANGING ROOMS	10000	1196.85
100.	CHANGING ROOMS	10000	1196.85

TOTAL AREA: 10000.00



KEY PLAN
 1:10000

COMMITTEE
 B.J. CHAUHAN & ASSOCIATES
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APPLICANT:-
 B.J. CHAUHAN & ASSOCIATES
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627,

Power Bill

Paschim Gujarat Vij Company Ltd.									
Reg. Of: Paschim Gujarat Vij, Tawa Sahas Of: Neta Mata Main Road, Laxminagar, Rajkot 7 50004									
CIN: 140102G/2005GCC2908 GSTIN: 24AADCP145X1ZZ PAN NO: AADCP145X Website: http://www.pgvcil.com									
HT BILL FOR THE MONTH OF: APR-2024					By RFAD/Hand Delivery No.				
M/S GRG GLOBE TEXTILE LIMITED.					OFFICE OF EXEC. ENGINEER				
L.S.NO: 727,727 P1,727P2,VILLAGE : VARSAMBEH TA: ANJAR					PGVCL, Division Office				
VARSAMBEH					Date: 02-05-2024				
Division Office Email Id:					Phone No:		Comm. GSTIN: 24AAICG6320J1Z0		
Consumer No:	Tariff	Contract Demand	BS% Contract Demand	Actual Max. Demand	Billing Demand	Excess Cont. DMD	SD Cash	Bank Guarantee	
33349	HTF-1	5000	4250	4081	4250		0	23867197.00	
Supp Voltage	KWH	KVAH	KVARH	Avg PF	MF	Actual Max DMD during day	PF Indicator		
66	2175948	2182248	159336	997	36000				
Meter No:	Make	CTPT Make	CTPT Sero	CT Ratio	PT Ratio	Meter Constant	MC/MF/CD/TF	Meter Status	
G.25143A	SECURE		36000					Normal	
	KWH	KVAH	KVARH	AMD	PEAK HR	NIGHT HR	AMD DAY	AMD NIGHT	
Current R	1530.637	1539.399	135.652		322.67	478.5			
Previous R	1478.194	1478.781	136.626		592.316	459.855			
Difference	60.443	60.618	4.426		28.654	19.445			
DMD MF	2175948	2182248	159336		736364	700020			
Old Met Conn.									
Enhanced Unit									
CONSUMPTION DETAILS									
A.Total Units	B.Night Units	C.TOU	D.1/3 Of Units In A	E.Night Consumption Units	F.Connection Date	G.Consumer Type			
2175948	700020	736364	725316	700020	30-11-2021				
H.Recoverable SD	I.Non-normal Status	J.ED Exemption Upto	K.Details of Adjustments	CHQ DISHONOUR DT					
		17-02-2027							
CALCULATION OF CHARGES									
Demand Charges	DMD in KVA	Rate per KVA	Amount Rs						
1st 500 KVA	500	150	75000	Electricity Duty	KWH	Consumption Charges	ED Rate	Amount	Exempted Amount
2nd 500 KVA	500	260	130000		2175948	17541608.13	.15	0	2601241.2195
Next	3250	475	1543750						
Excess DMD									
Tot Demand	4250		1748750						
	KWH	Rate	Amount	Total->	Wind Energy	CPP	Open Access		
Energy Charges	2175948	4.3	9356576.40	Units	0	0	0		
Night Rebate	700020	.43	301008.6	Amount					
				Adj (Credit)	0	0	0		
Fuel charge	2175948	2.85	6201451.80	Adj (Debit)	0		0		
PF Rebate	9356576.4	-2.35%	-219879.53						
RHV Rebate	9356576.40	0.75	-70174.32						
TOU	736364	0.85	625892.40	AMG Charges					
G.T Charges	2175948	1.50	0.00	UGST:			SGST:		
Tot Consumption Charge			17541608.13						
SUMMARY OF CHARGES									
Demand Charge	Energy Charge	Fuel Surcharge	PF Adj/Rebate	Night Rebate	RHV Rebate	Time Of Use Charges	G.T Charges	Tot Consumption Charge	
1748750.00	9356576.40	6201451.80	-219879.53	301008.60	-70174.32	625892.40	0.00	17541608.13	
Electricity Duty	Meter Charges	Cross Subsidy	Wheeling Charges	Parallel Operation Charges	Current Month's Bill	Outstanding Arrears			
0.00	0.00				17541608.13	0.00			
Delayed Payment Charges	Adv.Payment / Adjst.	Net Payable	TCS	Total Payable	PREV.BILL TCS Cr	Reading Date	Bill Date	Due Date	Freeze Amount
0.00	3587.33	17545195.66	28118.00	17371313.66	0.00	01-05-2024	02-05-2024	13-05-2024	0.00
Amount in Words: One Crores Seventy Three Lakhs Seventy One Thousand Three Hundred And Thirteen And Forty Six Paise Only									
Mtg: TCS has been charged on the current bill as per provision of IT ACT MC-Meter Charge MF-Multiplication Factor CD-Contract Demand TF-Tariff Change									
EXECUTIVE ENGINEER ANJAR									
This is a system generated bill. Hence no signature required.									



Extract from the document

A J R		
8335	14	28
2020		

...14...

SCHEDULE - A
DESCRIPTION OF LEASED PREMISES

All that piece and parcel of the Leased Lands having usable area of 53623.00 Sq.Mtrs. and common rights in other amenities as per layout plan of lands for non-agricultural industrial use for industrial park as shown in table hereunder, duly converted into non-agricultural industrial use situated in the sim of village Varsamedi of Registration Sub-District and Taluka Anjar of Registration District and District Kachchh, collectively bounded as under:

Sr. No.	Survey Number	Area in Acre-Guntha	Area in Sq.Mtrs.
1	727 paiki	10-20	42472.00
2	726/1	00-03	271.00
3	725	01-31	7255.00
4	597	00-26	2604.00
5	719	00-10	1021.00
Total		13-10	53623.00

On or towards East : Remaining area of S. No. 727/paiki & 597/paiki

On or towards West : Remaining area of S. No. 727/paiki, 725 and 719

On or towards North : Remaining area of S. No. 725, 726/1 and 726/2

On or towards South : Remaining area of S. No. 719 & 597

(...15/-)



D. 12/12/20

