

Report on Estimation of Chargeable Premium of Additional FSI required for Development of Land bearing City Survey no. 2558, owned by M/s. Shreno Limited, situated at Village Gorwa, Vadodara, Gujarat, INDIA.

May 13, 2024

M/s. Alembic Limited

Valuation | Investment Banking
Transaction Services | Transaction Tax
Restructuring | Risk Consulting



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Executive Summary

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1. Executive Summary



Report Ref No: RVA2425BOMREP055

13/05/2024

To,
Alembic Limited
Alembic Road,
Vadodara - 390 003,
Gujarat, INDIA.

Dear Sir,

In accordance with our appointment by Alembic Limited (hereinafter referred to as 'Client') vide engagement letter bearing no. RBSA/MUM/EL/2024/ST-0504 dated 01st May, 2024, we enclose our report on Estimation of chargeable premium pertaining to Additional FSI required for development of land owned by Shreno Limited bearing City Survey no. 2558 situated at Village Gorwa, Alembic City (West), Alembic Road, Vadodara - 390 003, Gujarat, INDIA as on 13th May 2024 ("Valuation Date") for the purpose of Internal Management Review.

PROPERTY DETAILS	
Purpose of Valuation	To estimate the chargeable premium pertaining to Additional FSI required for development of land for the Purpose of Internal Management review.
Property Valued	Additional FSI required for development of land
Name of Owner	Shreno Limited (As per copy of approved layout plan provided by client)
Location	Land bearing City Survey no. 2558, Village Gorwa, Alembic City (West), Alembic Road, Vadodara - 390 003, Gujarat, INDIA.
Area Details	Additional FSI Required - 74,373.89 SMT (As per data provided to us)
Date of Valuation	13 th May 2024
Date of Inspection	Desktop Valuation
Valuation Done by	RBSA Valuation Advisors LLP
Valuation Done for	Alembic Limited

1. Executive Summary



The Chargeable Premium pertaining to Additional FSI required for development of land bearing City Survey no. 2558, Village Gorwa, Alembic City (West), Alembic Road, Vadodara - 390 003, Gujarat, INDIA is estimated at **INR 65,45,00,000/- (INR Sixty-Five Crore Forty-Five Lacs Only)**.

For RBSA Valuation Advisors LLP

For RBSA Valuation Advisors LLP

For RBSA Valuation Advisors LLP

(RVE No. – IBBI/RV-E/05/2019/110)


Sandesh Trivedi



Partner

Reg No.: IBBI/RV/08/2018/10124

Asset Class: Land and Building

13/05/2024


Nilesh Gholap

Vice President



Nishant Nagpurkar

Asst. Vice President – Valuation

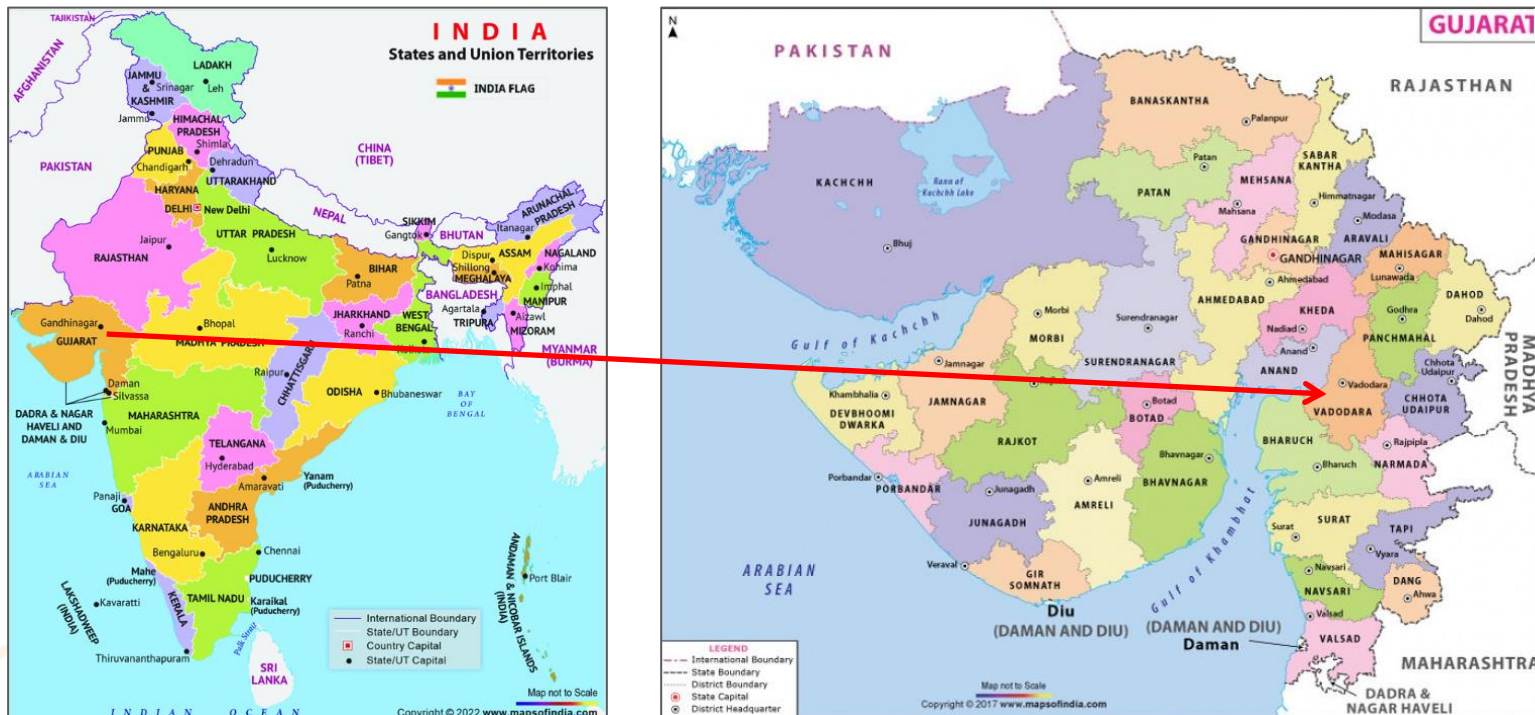
Location

2

2. Location

Gujarat

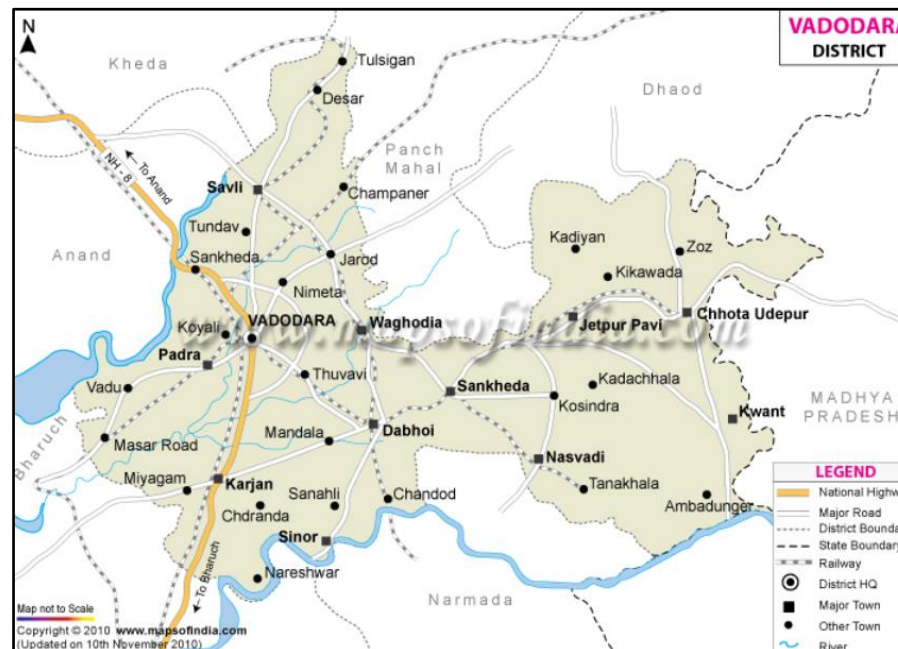
- Gujarat is a state along the western coast of India. It's coastline is approx. 1,600 km is the longest in the country, most of which lies on the Kathiawar peninsula. Gujarat is the fifth-largest Indian state by area, covering approx. 1,96,024 SKM, and the ninth-most populous state. It is bordered by Rajasthan to the northeast, Dadra and Nagar Haveli and Daman and Diu to the south, Maharashtra to the southeast, Madhya Pradesh to the east, and the Arabian Sea and the Pakistani province of Sindh to the west. Gujarat's capital city is Gandhinagar, while its largest city is Ahmedabad.
- The economy of Gujarat is the fourth-largest in India, with a gross state domestic product (GSDP) of INR 16.55 trillion and has the country's 10th-highest GSDP per capita of ₹215,000. Gujarat has the highest exports of all states, accounting for around one-third of national exports. Gujarat is regarded as one of the most industrialized states and has a low unemployment rate.
- Gujarat's major cities include Ahmedabad, Surat, Vadodara, Rajkot, Jamnagar and Bhavnagar.



2. Location

Vadodara

- Vadodara also known as Baroda, is a major city in the Indian state of Gujarat. It serves as the administrative headquarters of the Vadodara district and is situated on the banks of the Vishwamitri River. The railway line and National Highway 8, which connect Delhi with Mumbai, pass through Vadodara. The city is named for its abundance of banyan (vad) trees. Vadodara is also locally referred to as the Sanskrutik Nagari and Kala Nagari of India.
- In Vadodara, various large-scale industries such as Gujarat Refinery of Indian Oil Corporation, Gujarat State Fertilizers & Chemicals, Vadodara Manufacturing Division of Reliance Industries Limited, Deepak Nitrite, Parikh Industries, Linde Engineering India, and Gujarat Alkalies and Chemicals Limited have come up in the vicinity of Gujarat Refinery. Other large-scale public-sector units are Heavy Water Project, Gujarat Industries Power Company Limited (GIPCL), Oil and Natural Gas Corporation and Gas Authority of India Limited. Vadodara is also a manufacturing hub of power equipment, rail coaches, and defense aircraft, and several IT sector companies in Vadodara are rapidly growing. Vadodara is also a hub of pharmaceutical industries; many pharmaceutical companies are located within and nearby. Vadodara is home to many big pharmaceutical companies, and is a major hub of pharmaceutical industries in Gujarat.



2. Location

Route Map of Subject Property:



Connectivity

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3. Connectivity

Connectivity to the Subject Property:



Vadodara Airport is a customs airport and Indian Air Force base serving the city of Vadodara in Gujarat, India. It is located in the suburb of Harni, northeast of Vadodara. It is the third-busiest airport in Gujarat, after Ahmedabad and Surat airports. Vadodara has flight connections with Mumbai, New Delhi, Hyderabad, Bangalore, Pune and Goa. Air India and IndiGo are currently operating their services from the airport. A new integrated international terminal has been constructed at the Vadodara airport and was inaugurated in October 2016. Vadodara Airport is approx. 6.5 km away from subject property under valuation.



Vadodara Junction railway station (formerly Baroda City Junction, station code: BRC) is the main station in the Indian city of Vadodara, Gujarat. Due to its strategic location, it is the fifth-busiest railway station in India in terms of frequency of trains and busiest in Gujarat state. It is also major stop on the Western Railway zone of Indian Railways. Around 340 trains start, end, or pass through the station weekly. The station serves three lines: the direct line between Ahmedabad and Mumbai; Vadodara and Chhota Udaipur and the Delhi line via Ratlam, Kota and Mathura. Vadodara Junction Railway Station is located at distance of approx. 3.0 kms away from subject property.



National Highway 8, which connect Delhi with Mumbai, pass through Vadodara. The subject property is abutting internal road which connects to Bhailal Amin Marg which further connects to Sayaji Path at Genda Circle. Alembic Ground- 2 Bus Stop is located at distance of approx. 0.5 kms away from subject property.

Basic amenities such as banks, post, bus stand, hotels, restaurants, schools, hospitals, petrol pumps and public transport facilities etc. are available within the vicinity of the subject property.

Property Details

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4. Property Details

- The subject property comprises of Additional FSI required for development of Land owned by Shreno Limited bearing City Survey no. 2558, situated at Village Gorwa, Alembic City (West), Alembic Road, Vadodara - 390 003, Gujarat, INDIA.
- As per data provided to us, the subject property land parcel is under development and is proposed with a Residential & Commercial complex. The subject property land is accessible by Bhailal Amin Marg.
- As per the copy of sanctioned layout plan bearing Ward no. 8 Order no. L-15/23-24 dated 13th December, 2023 approved by Dy. Town Development Officer, Vadodara Mahanagar Pallika & data provided by the client, the area of subject property land owned by M/s. Shreno Limited is 58,389.50 SMT. We have considered the same for the purpose of this valuation exercise.
- As per the data provided by the client, the FSI statement of proposed development on the subject plot of land is as follows:

Sr.no	Description	FSI Utilisation
1	Tower-B1	18,896.06
2	Tower-B2	18,896.06
3	Tower-C	11,378.50
4	Tower-D1	14,707.20
5	Tower-D2	14,707.20
6	Tower-E	11,930.30
7	Tower-F1	13,444.13
8	Tower-F2	13,444.13
9	Park Crescent-3	13,786.78
10	Park Crescent-4	9,776.13
11	Park Crescent-5	9,776.13
12	Garden-3	1,836.92
13	Garden-4	2,983.50
14	Garden-5	1,836.92
15	Garden-6	2,407.20
16	Garden-7	1,836.92
17	Garden-8	2,407.20
18	Commercial	13,145.15
19	Multi-Prupose Hall	2,278.56
Total		1,79,474.99

4. Property Details

- As per copy of Zone map dated 08th February 2023 issued by Junior Town Planner, Urban Development Authority, Vadodara, Subject land situated at Village Gorwa is situated in Residential Zone (R-1) & Non-Obnoxious Industrial Area. We have considered the same for this valuation exercise.
- As per the sanctioned layout plan & data provided by client, the details of additional FSI required for the proposed development on the subject plot of land is as follows:

Sr. No.	Particulars	Area
		in SMT
1	Land area	58,389.50
2	Base FSI - 1.8	1,05,101.10
3	FSI proposed to be utilized	1,79,474.99
4	Additional FSI Required	74,373.89

Satellite Image of Subject Property:



4. Property Details

Documents Received and Reviewed:

We had requested the client for property related documents as follows:

- Registered Sale/Lease Deed of land
- NA Letter, Zone Certificate, DP Remarks
- Latest Title Search Report pertaining to the subject land
- Sanctioned Building Plans
- Commencement Certificate / Occupation Certificate
- Details of approvals received

This report is based upon the following documents and subject to our assumptions and limiting conditions:

Sr. No.	Copies of documents made available by the Developer and perused	Reference Exhibit
1	Copy of approved layout plan bearing Ward no. 8 Order no. L-15/23-24 dated 13 th December 2023 issued by Dy. Town Development Officer, Vadodara Mahanagar Pallika	A
2	Copy of Zone map dated 08 th February 2023 issued by Junior Town Planner, Urban Development Authority, Vadodara	B
3	Guideline rate	C
4	Copy of notification bearing Resolution no. STP-122023-20-H.1 dated 13/04/2023 issued by Deputy Secretary, Department of Revenue Government of Gujarat	D

Observations, Assumptions and Limiting Conditions

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5. Observations, Assumptions and Limiting Conditions

The following Observations, assumptions and limiting conditions also form the basis of this valuation exercise:

- The Real Estate market in India lacks transparency; the market is largely fragmented with limited availability of authentic, credible and reliable data with respect to market transactions. The actual transaction value may be significantly different from the value that is documented in official transactions. We believe that the market survey amongst actual sellers, brokers, developers and other market participants would give a fair representation of market trends. This valuation is therefore based on our verbal market survey of the real estate market in the subject area.
- For the purpose of this valuation exercise, we have assumed that the subject property has a clear and marketable title and is free from any legal and physical encumbrances, disputes, claims and other statutory liabilities. Further, we have assumed that the subject property has received requisite planning approvals and clearances from appropriate local authorities and complies with local development control regulations.
- Any matters related to legal title and ownership are outside the purview and scope of this Valuation exercise. Further, no legal advice regarding the title and ownership of the subject property has been obtained while conducting this valuation exercise.
- Valuation may be significantly influenced by adverse legal, title or ownership, encumbrance issues; we reserve our right to alter the conclusions should any such issues are brought to our knowledge at a later date.
- In the course of this exercise, we have relied upon the hardcopy, softcopy, email, documentary and verbal information provided by the management without further verification. We have assumed that the information provided to us is reliable, accurate and complete in all respects. We reserve our right to alter our conclusions at a later date, if it is found that the data provided to us by the management was not - reliable, accurate or complete.
- Transaction Costs like Stamp Duty, Registration Charges, Brokerage etc., pertaining to sale/purchase of subject property and income tax liability if any, arising from the sale of property have not been considered while estimating its Market Value.
- The subject valuation exercise is based on prevailing market dynamics as on the date of the valuation and does not take into account any unforeseeable developments which could impact the same in the future.

5. Observations, Assumptions and Limiting Conditions

- This valuation is valid only for the purposes mentioned in this report; and neither intended nor valid to be used for any other purposes. This report shall not be provided to any third party or external party without our written consent. In no event, regardless of whether consent has been provided, shall we assume any responsibility to any third party or external party to whom the report is disclosed or otherwise made available.
- Possession of this report or any copy thereof does not carry with it right of publication. No portion of this report shall be disseminated to third parties through prospectus, advertising, public relations, news or any other means of communication without the written consent and approval of RBSA.
- The inspection, due diligence and condition assessment of the asset was made by individuals generally familiar with valuation assessment of such assets. However, we do not opine on, nor are we responsible for its conformity to any health, safety, environmental or any regulatory requirements that were not readily apparent to our team of experts during their inspection.
- We have estimated the Market Value of the subject property based on the facts known to us, information provided by the management and the assumptions and limiting conditions mentioned herewith. Should there be any reason, fact and information not known at time of preparing this report which adversely affects the marketability/title of the property under valuation, then this valuation stands null and void.
- No soil analysis or geological or other technical studies were made in conjunction with the report, nor were any water, oil, gas or other subsurface mineral and use rights or conditions investigated.
- For the purpose of this valuation exercise, we have assumed that the subject property is free from all the litigation, encumbrances, encroachments etc. and all the taxes related to the subject property have been paid in time.
- We reserve right to alter the valuation report if any adverse situation may happen other than described in the assumption and limiting condition of the said report. Further, we reserve the right to alter our conclusions should any information that we are not aware of at the time of preparing this report come to light that has a material impact on the conclusions herein.
- As per the copy of sanctioned layout plan & data provided to us, the total area of land bearing City Survey no. 2558 owned by M/s. Shreno Limited is 58,389.50 SMT and for the total proposed development admeasuring 1,79,474.99, an additional FSI admeasuring 74,373.89 SMT would be required to be purchased from the concerned authorities upon payment of applicable premium. We have considered the same for this valuation exercise. Any variation in this will affect the value reported.

5. Observations, Assumptions and Limiting Conditions

- As per copy of Zone map dated 08th February, 2023 issued by Junior Town Planner, Urban Development Authority, Vadodara, Subject land situated at Village Gorwa is situated in Residential Zone (R-1) & Non-Obnoxious Industrial Area. We have considered the same for this valuation exercise.
- Other observations, assumptions and limiting conditions, as appropriate, are also mentioned in respective sections of this report and annexures.
- This report is further governed by our standard terms and conditions of professional engagement; offer or contract.
 - i. The entire and collective liability of RBSA and / or its Partners, Officers and Executives arising out of or relating to the Valuation and/or other Services provided, regardless of the form of the cause of action, whether in contract, tort (including negligence), statute or otherwise, shall in no event exceed the total professional fees paid to RBSA for this service.
 - ii. Notwithstanding anything to the contrary, RBSA and / or its Partners, Officers and Executives shall not under any circumstance, be liable or responsible for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever, or for any damages arising out of or in connection with any bad debts, non-performing assets, any financial loss including that of loss of principal, loss of interest or loss of profit, malfunctions, delay, loss of data, interruption of service or loss of business or anticipatory profits.
 - iii. RBSA and / or its Partners, Officers and Executives accepts no responsibility for detecting fraud or misrepresentation, whether by management or employees of the management or third parties. Accordingly, RBSA will not be liable in any way from, or in connection with, fraud or misrepresentations, whether on the part of the management, its contractors or agents, or on the part of any other third party.
 - iv. The Valuation Services (including Deliverables submitted by RBSA hereunder) are not for the benefit of any third party. RBSA accepts no liability or responsibility to any third party who benefits from, or uses, the Services or gains access to the Valuation.
 - v. Commencement of Legal Proceeding. Any legal proceeding management brings arising from, or in connection with, the Services or the Agreement must be commenced within six (6) months from the date when management become aware of, or ought reasonably to have become aware of, the facts which give rise to the alleged liability and, in any event, not later than one (1) year from the date of the Deliverable which has given rise to the alleged liability.
 - vi. If management has any concerns or complaints about the Services, it should not hesitate to discuss them with the officials of RBSA. Any service related issue by management arising from or in connection with this Agreement (or any variation or addition thereto) shall be brought to the notice, in writing, of RBSA within one month from the date when management has the knowledge of or ought reasonably to have such knowledge of the facts which give rise to the alleged service related issue and in no event, later than six months from the date of completion of Services.
 - vii. DISPUTE RESOLUTION: Any dispute arising out of the Valuation or other Services rendered shall be referred to the nominated senior representatives of both the Parties for resolution through conciliation. In case, any such difference or dispute is not amicably resolved within forty five (45) days of such referral, it shall be resolved through Arbitration, in India, in accordance with the provisions of Arbitration and Conciliation Act 1996. The venue of the arbitration shall be at Ahmedabad, Gujarat, India. The authority of the arbitrator(s) shall be subject to the terms of these standard terms of service, including the provision of limitation of liability. The proceedings of arbitration, including arbitral award, shall be kept confidential.
 - viii. The User of the report, while having acted on the basis of this report, is deemed to have read, understood and agreed RBSA's standard terms and conditions of business and the assumptions and limiting conditions mentioned in this documents.

Methodology of Valuation

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6. Methodology of Valuation

a) Methodology

The guidelines provided by Vadodara Urban Development Authority (VUDA) have been referred for estimating the extent of Base FSI and additional FSI on payment of premium, permissible for development of subject plot of land.

Further, the framework and guidelines provided by the Department of Revenue, State Government of Gujarat have been adopted for estimating the chargeable premium towards the Additional FSI required for development of subject plot of land.

The Department of Revenue Registration and Stamps publishes the General Guidelines to be followed for estimating the chargeable premium for additional FSI pertaining to development of land properties as per Annual Statement of Rates specified for corresponding micro-markets.

The prescribed guideline rates available from the official website is adopted & respective discount towards additional FSI over & above the permissible FSI is applied to arrive at the chargeable rate for determining the premium towards respective additional FSI.

As per the copy of notification bearing Resolution no. STP-122023-20-H.1 dated 13/04/2023 issued by Deputy Secretary, Department of Revenue, Government of Gujarat following resolutions were revised:

1. The rates of Agriculture & non-agricultural land at two times.
2. In Composite rate (combined rate for Land + Building), residential rate is 1.8 times instead of two times, Office rate is 1.5 (one & half) times instead of two times & shop rate are kept unchanged at Two times of earlier rate.

Valuation Analysis

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7. Valuation Analysis

Area Verification:

- As per the copy of sanctioned layout plan & data provided to us, FSI statement pertaining subject property land bearing City Survey no. 2558 is as follows:

Sr. No.	Particulars		Area
			in SMT
1	Land area		58,389.50
2	Permissible Base FSI	1.8	1,05,101.10
3	Permissible Additional FSI (R1/C2)	1.8	1,05,101.10
4	Total Permissible FSI		2,10,202.20
5	FSI proposed to be utilized		1,79,474.99
6	Additional FSI to be purchased		74,373.89

We have considered the same for the purpose of this valuation exercise.

Guideline Rate:

As per the official website (<https://revenue.gujarat.gov.in/gujarat-jantari>) Guideline rate (Refer Exhibit C) at Subject property location for the year 2011 is as follows:

Zone	Rate of Open Plot	Rate in INR/SMT					
		Rate of land + Construction (INR per SMT)			Rate of open land	Rate of agriculture land	Rate of agriculture land
		Residential flat/ apartment	Office	Shop	Industries	Irrigated	Non Irrigated
1	2	3	4	5	6	7	8
6/0/2/A	11,000	7,250	14,000	25,000	6,500	-	3,000

Further, as per the copy of notification bearing Resolution no. STP-122023-20-H.1 dated 13/04/2023 (Refer Exhibit D) issued by Deputy Secretary, Department of Revenue Government of Gujarat, pertaining to guideline rate for the current year indicating that, the Jantri (Annual Statement of Rates) in the State of 2011 have been doubled from 4th February 2023. We have considered the same for this valuation exercise.

7. Valuation Analysis

Estimation of Chargeable Premium towards Additional FSI:

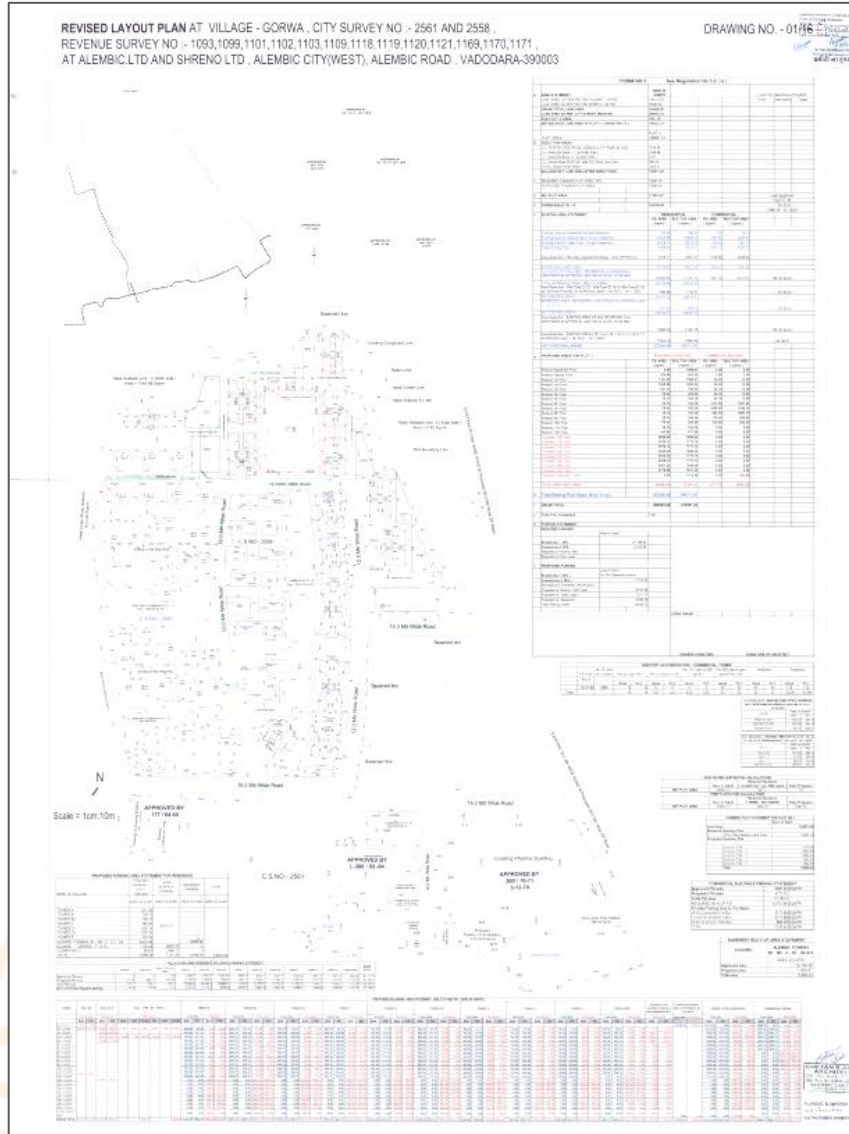
Sr. No.	Particulars	Area/Rate	UOM	
1	Land area as per Sanction Layout plan	58,389.50	in SMT	a
2	Permissible FSI - 1.8	1,05,101.10	in SMT	$b = a \times 1.8$
3	FSI proposed to be utilised	1,79,474.99	in SMT	c
4	Additional FSI Required	74,373.89	in SMT	$d = c - b$
5	Jantri Rate - 2011	11,000	in INR/SMT	e
6	Current Jantri rate as per 2023 guidelines	22,000	in INR/SMT	$f = e \times 2$
7	Charges payable towards additional FSI	8,800	40% of Jantri Rate in INR/SMT	$g = f \times 40\%$
8	Premium payable towards additional FSI	65,44,90,232	in INR	$h = d \times g$
Or Say INR 65.45 Crore			-	-

Exhibits

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8. Exhibit-A

Copy of approved layout plan bearing Ward no. 8 Order no. L-15/23-24 dated 13th December, 2023 issued by Dy. Town Development Officer, Vadodara MahanagarPallika



Approved Subject to Condition laid
 Down in Building Permissio
 Ward No. 8
 Order No. L-15/23-24
 Date 13-12-23

- 01/16

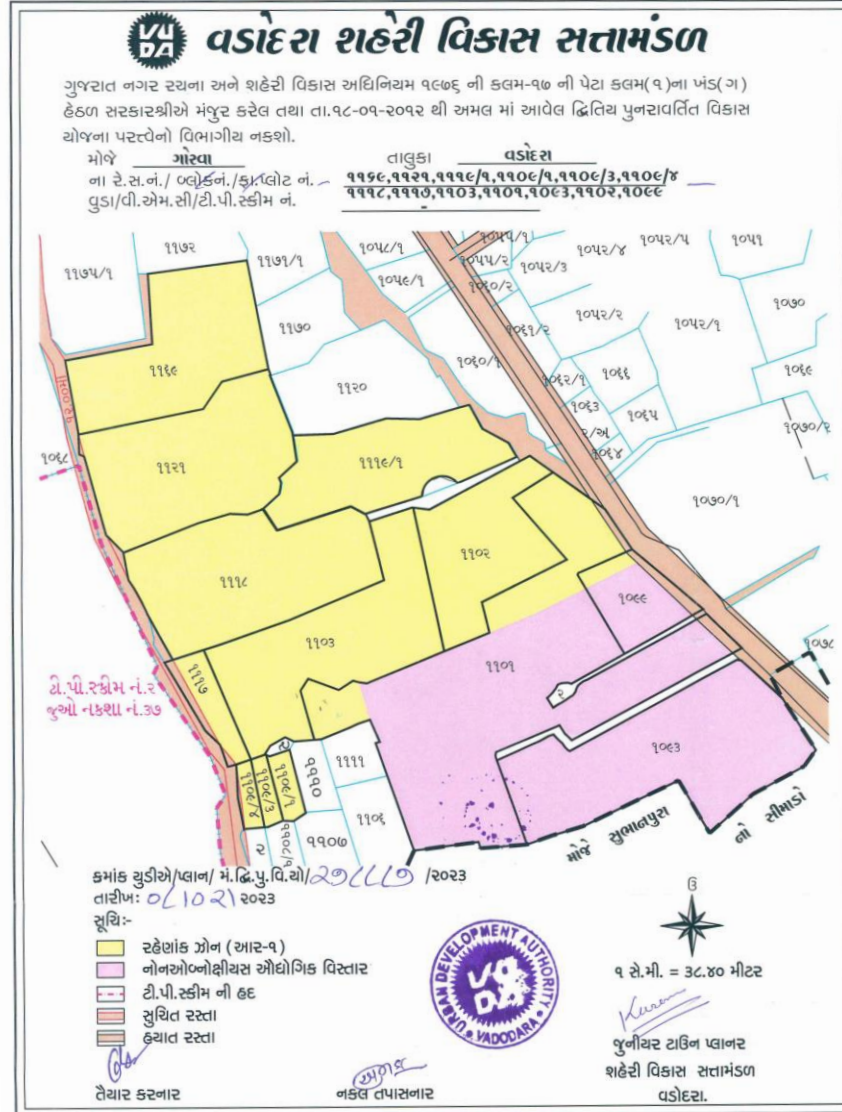
Daajvan
Ajoshk
 12/12

Dy. Town Development Officer
 Vadodara Mahanagarpalika
કચી ના હુકમથી

A AREA STATEMENT :		AREA IN SQMTR
	LAND AREA AS PER RECORD ALEMVIC LIMITED	146119.50
	LAND AREA AS PER RECORD SHRENO LIMITED	58389.50
	GRAND TOTAL LAND AREA	204509.00
	LAND AREA AS PER CITY SURVEY DRAWING	208454.43
	SUB PLOT -2 AREA	7981.79
	NET BALANCE LAND AREA IN PLOT -1 (204509-7981.79)	196527.21
		PLOT -1
	PLOT AREA	196527.21
B DEDUCTION AREAS :		
	(a) 12.00 Mtr Wide Gorwa- subhanpura D.P Road line Area	1912.00
	(b) Nalia Set Back -1 (at North Side)	1048.98
	(c) Nalia Set Back -2 (at East Side)	5.40
	(d) Gorwa Road 36.00 Mtr wide D.P Road Line Area	586.93
	TOTAL DEDUCTION AREA	3553.31
	BALANCE NET LAND AREA AFTER DEDUCTIONS	192973.90
C REQUIRED COMMON PLOT AREA (10%)		19297.39
	PROPOSED COMMON PLOT AREA	19299.03
D NET PLOT AREA		173674.87
E PERMISSIBLE FSI 1.8		353748.98

8. Exhibit-B

Copy of Zone map dated 08th February, 2023 issued by Junior Town Planner, Urban Development Authority, Vadodarassued by Junior Town Planner, Urban Development Authority, Vadodara



8. Exhibit-C



Guideline rate

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પ્સ, ગાંધીનગર, ગુજરાત રાજ્ય.		CORPORATION / AUTHORITY					
ASR - 2011 Final		તા.૧૮/૦૪/૨૦૧૧ ના સરકારીના મહેસુલ વિભાગના દરમ અન્વયે અમલ માં આવેલ જમી					
જિલ્લો : VADODARA		તાલુકા : VADODARA CITY					
વિસ્તાર નામ : GORVA		2 of 6 (ભાવ પ્રતિ ચો.મી.)					
વેલ્યુઓન	પુસ્લા પ્લોટનો ભાવ	જમીન - બાંધકામનો ભાવ			ખેતીની જમીનનો ભાવ		
		રહેણાંક ફ્લેટ/ એપાર્ટમેન્ટ	ઓફિસ	કુકાન	(ઓફીસિક)	પીચત	બીન પીચત
૧	૨	૩	૪	૫	૬	૭	૮
6/0/1	10500	8750	13000	19750	6000		2750
Survey No 3, 42, 751, 752, 791, 792, 795, 796, 799, 800, 801, 802, 863, 866, 867, 868, 868/2, 869/1, 869, 869/2, 870, 871, 872, 873, 874, 875, 880, 881, 882, 883, 884, 891/2, 891/1, 896, 898, 899, 900, 901, 902, 903, 904, 905/1, 905, 905/2, 906, 907, 908, 940/1, 948, 949, 963, 964, 965, 966, 967, 968, 969, 981, 982, 983, 984, 987, 988, 989/2, 989/1, 990/1, 990, 991, 992, 993/1, 993/2, 994, 996, 997, 998, 999, 1000, 1001, 1002, 1003/1, 1004, 1005, 1005/2, 1006, 1006/PAIKI, 1007/2, 1007/1, 1008, 1008/PAIKI, 1009, 1010, 1011/1, 1011/2, 1012, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1031, 1032, 1033, 1034, 1035, 1036/1, 1036/2, 1037, 1038, 1038/PAIKI, 1039, 1043, 1043/PAIKI, 1044/PAIKI, 1044, 1045, 1051, 1052, 1054/A, 1054/B, 1054/1, 1055/1, 1055/1/PAIKI, 1056/1, 1056/2, 1057, 1058, 1058/PAIKI, 1059/1, 1059, 1060/1, 1061/1, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1070/2, 1070/1, 1072/2, 1077, 1078/2, 1078/3, 1078, 1079/1, 1080/1, 1081, 1082, 1083/A, 1083/B, 1093, 1099, 1101, 1101/2, 1102, 1112, 1119, 1119/1, 1120, 1126/1, 1126/2, 1170, 1177, 1178/2, 1178/3, 1179/2, 1179, 1179/1, 1180, 1180/2, 1181, 1183/1, and all other plots included in the zone boundary.							
6/0/1/A	8500	6250	13000	19000	5250		2750
Survey No 990, 991, 992, 993, 994, 995, 996, 997, 998, 1002, 1040, 1041, 1042, 1044, 1047, 1048, 1049, 1050, 1051, 1065, 1066, 1067, 1068, 1068/2, 1068/1, 1069, 1070/2, 1075, 1078, 1079/1, 1079, 1080/1, 1081, 1083/B, 1083/A, 1087, and all other plots included in the zone boundary.							
6/0/2	10500	7000	14750	25000	6750		3250
Survey No 1/1, 1/2, 2/1, 2/2, 3/PAIKI, 4/1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 60/2, 194, 195, 196, 269/1, 278, 281, 282, 282/1, 283, 284, 285, 286/2, 286/1, 287, 292, 293, 294, 295, 299/2, 305, 306/A, 307, 308, 310, 311/1, 394/A, 394, 395, 396, 397, 398, 401/1, 403/2, 404, 405, 406, 408, 409, 410/1, 412, 413/2, 413/1, 414, 621, 623, 624, 625, 626, 627, 628, 629, 630/4, 630/2, 630/5, 630/A, 630/B, 630/3, 630/1, 631, 632, 633, 693, 698, 699, 700, 701, 702, 703/1, 704, 705, 706, 707, 708, 709/2, 709/1, 710, 711, 712, 713, 714, 715, 716, 717, 723/2, 750, 1100, 1101, 1103, 1106, 1109/4, 1109/3, 1109/1, 1110, 1111, 1112, 1114, 1115, 1116, 1117, 1118, 1121, 1169, 1170, 1171/2, 1171/1, 1172, 1173, 1174, 1176, 1181/A, 1182, 1187/1, 1195/1, 2110, and all other plots included in the zone boundary.							
6/0/2/A	11000	7250	14000	25000	6500		3000

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પ્સ, ગાંધીનગર, ગુજરાત રાજ્ય.		CORPORATION / AUTHORITY					
ASR - 2011 Final		તા.૧૮/૦૪/૨૦૧૧ ના સરકારીના મહેસુલ વિભાગના દરમ અન્વયે અમલ માં આવેલ જમી					
જિલ્લો : VADODARA		તાલુકા : VADODARA CITY					
વિસ્તાર નામ : GORVA		3 of 6 (ભાવ પ્રતિ ચો.મી.)					
વેલ્યુઓન	પુસ્લા પ્લોટનો ભાવ	જમીન - બાંધકામનો ભાવ			ખેતીની જમીનનો ભાવ		
		રહેણાંક ફ્લેટ/ એપાર્ટમેન્ટ	ઓફિસ	કુકાન	(ઓફીસિક)	પીચત	બીન પીચત
૧	૨	૩	૪	૫	૬	૭	૮
Survey No 4, 4/2, 5, 7, 8, 9, 10, 288, 289, 290, 290/1, 291, 407, 410/2, 411, and all other plots included in the zone boundary.							
6/0/2/B	11250	7500	13750	25000	6500		3000
Survey No 193, 197, 198, 199, 200, 201, 202, 203, 215, 267/1, 274, 275, 276, 277, 279/1, 280, 296, 297, 298/1, 298/2, 299/1, 300, 301, 302, 303, 304, 309, and all other plots included in the zone boundary.							
6/0/3	6750	5750	10500	16750	6000		2300
Survey No 359, 361, 394/B, 426, 429, 539, 568, 569, 596/A, 596/B, 633, 642, 643, 644/2, 644/1, 645, 646, 671, 684, 685, 686, 687, 688, 689, 691, 692/2, 692/1, 694, 695, 696, 697, 739, 753, 754, 755, 756, 757/1, 757/2, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769/1, and all other plots included in the zone boundary.							
6/0/3/A	7000	5600	10250	16250	5750		1900
Survey No 647, 648, 649, 650/2, 651, 654/2, 654/1, 655, 656, 657, 658, 659, 660, 661, 662, 663/2, 663/1, 664/2, 664, 664/1, 666, 667, 668, 669, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, and all other plots included in the zone boundary.							
6/0/3/B	7000	5600	10250	16250	5750		1900
Survey No 644, 716, 717, 718, 719/1, 719/2, 720, 721, 722, 723/1, 724, 725, 726, 727, 728, 729, 730, 731, 733, 734, 735, 736, 737, 738, 740, 741/1, 741/2, 742, 743, 746, 747, 748, 749, 750, and all other plots included in the zone boundary.							
6/0/4	12750	8750	21500	27500	6400		2750
Survey No 305, 306, 312, 390, 393, 399, 400, 401, 402, 403/1, 404, 408, 415/PAIKI, 415, 416, 417, 434/1, 434/2, 435, 436, 437/2, 437/1, 438, 439, 448, 449, 527, 528, 529, 530, 531, 532, 534, 535/2, 536/2, 536/1, 537, 538, 540, 541, 542, 543, 544, 545, 546, 547, 549, 559/1, 559/2, 562, 563/PAIKI, 563, 564, 564/PAIKI,							

8. Exhibit-D

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જાંત્રી (એન્યુઅલ સ્ટેટમેન્ટ ઓફ રેટ્સ) ના
ભાવમાં ફેરફાર કરવા બાબત

ગુજરાત સરકાર,
મહેસૂલ વિભાગ,

ઠરાવ ક્રમાંક : એસટીપી-૧૨૨૦૨૩-૨૦-હ.૧

સચિવાલય, ગાંધીનગર.

તા.૧૩/૦૪/૨૦૨૩

વંચાણે લીધા:-

- (૧) મહેસૂલ વિભાગના ઠરાવ ક્રમાંક : એસટીપી-૧૨૨૦૨૩-૨૦-હ.૧, તા.૧૮/૦૪/૨૦૧૧
- (૨) ગુજરાત સ્ટેમ્પ (મિલકતની બજારકિંમત નક્કી કરવાના નિયમો) ૧૯૮૪ના નિયમ-૫(૪)
- (૩) મહેસૂલ વિભાગના ઠરાવ ક્રમાંક : એસટીપી-૧૨૨૦૨૩-૨૦-હ.૧, તા.૦૪/૦૨/૨૦૨૩
- (૪) મહેસૂલ વિભાગના ઠરાવ ક્રમાંક : એસટીપી-૧૨૨૦૨૩-૨૦-હ.૧, તા.૧૧/૦૨/૨૦૨૩

પ્રસ્તાવના:-

ગુજરાત રાજ્યમાં ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૩૨-કના અસરકારક અમલ માટે રાજ્ય સરકાર દ્વારા સમગ્ર રાજ્યની જમીનો/સ્થાવર મિલકતોની બજાર કિંમત નક્કી કરવા માટેની ગાર્દલાઈઝેશન વેલ્યુ (જાંત્રી) સમયાંતરે નક્કી કરવામાં આવે છે. રાજ્યમાં આ વિભાગના ઉપર સંદર્ભ-(૩) માં જણાવેલ તા.૦૪/૦૨/૨૦૨૩ના ઠરાવથી તા.૧૮/૦૪/૨૦૧૧ થી નક્કી કરેલ જાંત્રી (એન્યુઅલ સ્ટેટમેન્ટ ઓફ રેટ્સ)-૨૦૧૧ ના દરો તા.૦૫/૦૨/૨૦૨૩થી બે ગણા કરવાનું ઠરાવેલ. ત્યારબાદ સંદર્ભ-(૪) માં જણાવેલ તા.૧૧/૦૨/૨૦૨૩ના ઠરાવથી તા.૦૪/૦૨/૨૦૨૩ના ઠરાવનો અમલ તા.૧૧/૦૨/૨૦૨૩થી મોકૂફ રાખી તા.૧૫/૦૪/૨૦૨૩ થી તેનો અમલ કરવા ઠરાવવામાં આવેલ. જે દરમ્યાન રાજ્ય સરકારને વિવિધ સંગઠનો/ સંસ્થાઓ તરફથી મળેલ રજૂઆતો ધ્યાને લઈ વ્યાપક જનહિતમાં પુખ્ત વિચારણાને અંતે સરકારશ્રી દ્વારા તા.૦૪/૦૨/૨૦૨૩નો ઠરાવ તથા તેની ગાર્દલાઈઝેશનમાં નીચે મુજબના ફેરફાર કરવાનું આથી ઠરાવવામાં આવે છે.

1

ઠરાવ:-

- (૧) રાજ્યમાં જાંત્રી (એન્યુઅલ સ્ટેટમેન્ટ ઓફ રેટ્સ) - ૨૦૧૧ ના તમામ પ્રકારના દરો તા.૦૪/૦૨/૨૦૨૩ થી બે ગણા કરવામાં આવેલ તથા તેનો અમલ તા.૧૫/૦૪/૨૦૨૩ થી કરવાનું અગાઉ તા.૧૧/૦૨/૨૦૨૩ ના ઠરાવથી ઠરાવેલ.
- (૨) આ દરોમાં,
 - (ક) ખેતી તથા બિનખેતીના જમીનના દરો બે ગણા થયાવત રાખવાનું,
 - (ખ) જ્યારે Composite Rate (જમીન + બાંધકામના સંયુક્ત દર) માં રહેણાંકના દર બે ગણાના બદલે ૧.૮ ગણા કરવાનું, ઓફીસના ભાવ બે ગણાના બદલે ૧.૫ (દોઢ) ગણા કરવાનું, તથા દુકાનના ભાવ બે ગણા થયાવત રાખવાનું તેમજ,
 - (ગ) જાંત્રી બાબતે ઇસ્તુ થયેલ તા.૧૮/૦૪/૨૦૧૧ ની ગાર્દલાઈઝેશન મુજબ જુદા જુદા પ્રકારના બાંધકામ માટે નક્કી થયેલ ભાવ તા.૦૪/૦૨/૨૦૨૩ થી બે ગણા કરેલ. તેના બદલે હવે તા.૧૫/૦૪/૨૦૨૩થી આ દર ૧.૫ (દોઢ) ગણા કરવાનું આથી ઠરાવવામાં આવે છે.

દા.ત. તા.૧૮/૦૪/૨૦૧૧થી અમલી જાંત્રી (એન્યુઅલ સ્ટેટમેન્ટ ઓફ રેટ્સ)-૨૦૧૧માં

- (A) ખેતી તથા બિનખેતી જમીનના દર પ્રતિ ચો.મી.ના રૂ.૧૦૦/- નક્કી થયેલ હોય ત્યાં બે ગણા એટલે કે રૂ.૨૦૦/- દર ગણવાનો રહેશે.
- (B) Composite Rate (જમીન + બાંધકામના સંયુક્ત દર) રહેણાંક માટે પ્રતિ ચો.મી.ના રૂ.૧૦૦૦/- નક્કી થયેલ હોય ત્યાં ૧.૮ ગણા એટલે કે રૂ.૧૮૦૦/-,
- (C) ઓફીસ માટે પ્રતિ ચો.મી.ના રૂ.૧૦૦૦/- નક્કી થયેલ હોય ત્યાં ૧.૫ ગણા એટલે કે રૂ.૧૫૦૦/-,
- (D) દુકાન માટે પ્રતિ ચો.મી.ના રૂ.૧૦૦૦/- નક્કી થયેલ હોય ત્યાં બે ગણા એટલે કે રૂ.૨૦૦૦/- તેમજ
- (E) ગાર્દલાઈઝેશન મુજબ બાંધકામના ભાવ પ્રતિ ચો.મી.ના રૂ.૬૬૦૦/- નક્કી થયેલ હોય ત્યાં ૧.૫ (દોઢ) ગણા એટલે કે રૂ.૧૪૮૫૦/- દર ગણવાનો રહેશે.

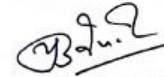
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8. Exhibit-D

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- (૩) ખેતીની જમીનમાં જંગીમાં દર્શાવેલ પિયત, બિનપિયત, બિનખેડાણ ખરાબા, ખનીજ તત્વોવાળી જમીન તથા બિનખેતીની જમીનમાં ખુલ્લા પ્લોટના ભાવ, ઔદ્યોગિક, રહેણાંક, વાણિજ્ય, ખનીજ તત્વોવાળી તેમજ ગામતળની રહેણાંક તથા વાણિજ્ય હેતુની જમીનનો સમાવેશ થશે.
- (૪) ઉક્ત સંદર્ભ (૩) માં જણાવેલ તા.૦૪/૦૨/૨૦૨૩ના ઠરાવથી બહાર પાડેલ માર્ગદર્શિકા (ગાઈડ લાઈન્સ) માં ફેરફાર કરી તેના બદલે આ સાથે સામેલ નવેસરથી બહાર પાડેલ માર્ગદર્શિકા (ગાઈડ લાઈન્સ) આથી અમલમાં મૂકવામાં આવે છે.
- (૫) તા.૧૫/૦૪/૨૦૨૩ કે તે પછી સહી થયેલ નોંધણી અર્થે રજૂ થતાં લેખોમાં સ્થાવર મિલકતની બજારકિંમત આ ઠરાવથી નક્કી કર્યા મુજબના ભાવ પ્રમાણે ગણવાની રહેશે.
- (૬) નોંધણી અર્થે રજૂ થતાં લેખોમાં જ્યાં જરૂર જણાય ત્યાં સ્થાવર મિલકતની બજારકિંમત નક્કી કરવા અંગેની કાર્યપદ્ધતિ અંગે વિગતવાર સૂચનાઓ સુપ્રિ. ઓફ સ્ટેટ્સ અને નોંધણી સર નિરીક્ષકશ્રી, ગુજરાત રાજ્ય, ગાંધીનગરએ બહાર પાડવાની રહેશે.
- (૭) આ ઠરાવની અમલવારી સંદર્ભે જો કોઈ અર્થઘટનના પ્રશ્નો ઉપસ્થિત થાય તો તે બાબતે સુપ્રિ. ઓફ સ્ટેટ્સ અને નોંધણી સર નિરીક્ષકશ્રીએ જરૂર જણાયે સરકારશ્રીની મંજૂરી મેળવી યોગ્ય કાર્યવાહી કરવાની રહેશે.
- (૮) આ ઠરાવ સમગ્ર રાજ્યમાં તા.૧૫/૦૪/૨૦૨૩થી અમલી બનશે.

ગુજરાતના રાજ્યપાલશ્રીના હુકમથી અને તેમના નામે,



(પ્રેક્ષ જે.પટેલ)

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