

Ref. No.: MAG21-058/LMS/SPK/L

Date: 25/08/2021

To,
The Branch Manager,
Bank of Baroda
Branch: Tardeo

Sub: Valuation Report for Loan Purpose

Client Name: M/S Pace Engineering Industries Pvt. Ltd.

Dear Sir,
Please find enclosed herewith the subject Valuation Report.

Location of the property : Unit No 3, Ground Floor, Agarwal Industrial Estate No. 2, Plot No 11, Survey No.94, Hissa No.17/1, Opposite MSEB Office, Off Sativali Road, Vasai Road (East), Village Waliv, Taluka Vasai, District Palghar, Vasai, Maharashtra, 401208.

Details	Value in ₹
Market Value	₹ 86,40,000.00
[Rupees Eighty Six Lacs Forty Thousand Only]	
Realizable value	₹ 77,76,000.00
Distress Sale Value	₹ 69,12,000.00

Unit No. 3 & 4 are internally amalgamated and having separate entrances.

This report has 22 pages [Including Annexures + location map + photographs]
Kindly acknowledge the receipt.

Thanking you,

Yours faithfully,
FOR THITE VALUERS & ENGINEERS PVT. LTD.

Mr. Lalit Sarvaiya
(Chief Engineer)

(S. L. THITE)
PANEL VALUER
BANK OF BARODA

VALUATION REPORT

Name and Address of Branch : Bank of Baroda, Branch: Tardeo

1. Customer Details

- a. Name of the client : M/S Pace Engineering Industries Pvt. Ltd.
 b. Name of the owner : M/S Pace Engineering Industries Pvt. Ltd.
 c. Appln. No. : Details Not Available.

2. Property Details

- a. Address of the property : Unit No 3, Ground Floor, Agarwal Industrial Estate No. 2, Plot No 11, Survey No.94, Hissa No.17/1, Opposite MSEB Office, Off Sativali Road, Vasai Road (East), Village Waliv, Taluka Vasai, District Palghar, Vasai, Maharashtra, 401208.
 b. Nearby landmark : **Opposite MSEB Office.**

3. Documents Details

- : Name of Approving Authority
 a. Floor Plan : Sanctioned Building Plan From The Competent Authority Were Not Provided For Our Perusal.
 b. Approved Building Plan : Sanctioned plan is not provided
 c. Construction Permission : Sanctioned plan is not provided
 d. Legal Documents : List of Documents as below

✓ Agreement between Vendor Jyoti Rani S. Agarwal Alias Mrs. Jyoti Pradeep Jain and Purchaser M/s. Pace Engineering Industries Pvt. Ltd. and Index II bearing Sr. No. VSI - 321 - 1990 dated 16/09/1985 registered at Sub Registrar Office Vasai 1 for agreement price (consideration) ₹ 13,000.00 Govt. value (Ready reckoner rate for stamp duty) as per extract of Index II

✓ Industrial Safety & Health Department commencement certificate No. NOC/1736/Zone-IV/D-10/3515 dated 22/10/1984

✓ Electricity consumer no. 001840266229& bill for the July - 2021 month amount 4770.00 in the name of M/s. Pace Engineering Industries Pvt. Ltd..

✓ Vasai Virar City Municipal Corporation Tax receipt / bill No. 15721 dated 29/06/2021 for year 2021-2022 amount 101186.00 in the name of M/s. Pace Engineering Ind.

✓ Our earlier valuation report bearing Ref. No.: 03/MJL14-233/PRC/L/H dated 26/07/2014 for Bank Of

Baroda, Branch Tardeo, (previous value ₹ 78,00,000.00)

4. Physical Details

a. Boundaries : As per table below

Details	East	West	South	North
As per agreement (For Plot)	By Open Plot Or Land Layout Plot No. 12	By Open Plot Or Land Layout Plot No. 10	By Unit No. 5 Of The Said Plot	By Unit No. 3 Of The Said Plot

b. Longitude / Latitude : 72.858488 E / 19.408310 N

c. Matching of boundaries : Details Not Available.

d. Plot demarcated : Yes

e. No. of rooms : Industrial Unit.

f. Total No. of floors : Ground + 2 (Part) Upper Floors

g. Floor on which property is located : Ground Floor

h. Age of the building : About 37 years old
(This is based on Industrial Safety & Health Department Commencement certificate no NOC/1736/Zone-IV/D-10/3515 dated 22/10/1984)

i. Residual age of the property : About 38 years under normal condition

j. Type of Structure : RCC

5. Tenure / Occupancy Details :

a. Status of tenure : Freehold

b. No. of years of occupancy : 36

c. Relationship of tenant to owner : Not Applicable

6. Stage of construction :

Under construction / Completed : Completed

a. Type of construction : It is a Ground + 2 (Part) Upper Floors storey usual
b. Super structure wall : RCC framed structure with RCC slab having Koba flooring, Dry Distemper internally, Casing Capping electrification, Concealed plumbing, MS Door Frame

- c. Internal finish
- d. External finish
- e. Flooring
- f. Roofing
- g. Colouring
- h. Electrification
- i. Plumbing
- j. Bathroom details
- k. Kitchen details
- l. Door details
- m. Windows details
- n. Overall appearance

with Paneled Door, Aluminium Sliding windows. Overall appearance of the GALA is Good. Architectural quality of the building is Good. Internal height is 20'.

7. Violations if any observed :

- a. Nature and extent of violations : Sanctioned plan is not provided to us. Sanctioned Building Plan From The Competent Authority Were Not Provided For Our Perusal.

8. Area details of the property : As per table below

Unit Number	Particulars	Area as per Agreement (Sft)			Measured area (Sft)		Area Considered for valuation (Sft) ***
		Carpet Sft **	Built up Sft *	Built Up (sft)	Carpet Sft **	Built up Sft *	
3	GALA	1000.00	1200.00	1200.00	1609.00	1930.80	1200.00
	Mezzanine				1609.00	1930.80	
	2nd Floor				552.00	662.40	

*Adding 20.00 % for built up area.

** As per the provisions of Maharashtra municipalities act 1965

***All the above areas are within +/- 10% of the area as per Agreement. The above calculations and detail measurements taken by us prove that the area as per Agreement is not exorbitantly inflated. Hence, valuation is based on the area as per Agreement.

Gala No 3 & 4 are internally amalgamated and having separate entrance. First floor and second floor (part) is constructed on site. Area of the same is given.

9. Valuation

Mention the value as per Government approved rate also : Mentioned at point No. j below

In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. : It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

Fair market value

a. Depreciation of construction : Depreciated rate is adopted for valuation.

b. **Basis of Valuation** : The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction.

The courts in the country have directed in various case laws that, valuation – opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable.

In following case laws this method is emphasized

- i. **Mehta R. A. & Others Vs. State of Gujrat – 1989 – 4 SCC 250**
- ii. **LAO Vs. Pannalal Ghosh 2004 – 1 SCC – 467**
- iii. **Prabhu Dayal Vs. Union of India, A. I. R. 1984 Del. 406**

Hence while arriving at the Value – opinion we have followed the following procedure –

- i. Genuine and Comparable transactions were obtained from Govt. offices.
- ii. Appropriately hedonic factors of time, distance, size, etc. were applied to the rate of comparable property, so as form the opinion about the value of the subject property.
- iii. The market enquiry was conducted.

COMPARABLE SALE INSTANCE - 1

(Details of Sale transaction of a nearby property)

Name of the purchaser	:	Manan Suresh Kothari
Name of the vendor	:	Huzefa Shabbir Azad, Abbas Shabbir Azad, Rashida Shabbir Azad & Arwa Hakimuddin Unwala
Location of the property	:	Gala No. A-03, Rajshree Industrial Estate Co-op Soc., Survey Number: 94, Hissa No. 5, Village - Waliv, Tal. - Vasai, Vasai Road (E).
Area	:	Built-up Area = 123.64 Sqm. I.e. 1331 Sft.
Sale consideration	:	₹ 1,00,00,000.00
Rate per sft	:	₹ 7,513.00 per sft. (This rate is about 8 month old)
Documents referred	:	Extract of Index II dated 23/12/2020 Sr No. VSI1 - 4481 - 2021 at Sub Registrar Office Vasai 1

COMPARABLE SALE INSTANCE - 2

(Details of Sale transaction of a nearby property)

Name of the purchaser	:	Kasim Ali Jinkan Mansoori & Sukhraj S. Prajapati
Name of the vendor	:	Jagruti Prakash Chitroda
Location of the property	:	Unit No. 1, Ground Floor, Niwan Industrial Estate Building No. 1 & 2 Co. Op. Soc. Ltd., Survey No. 37, Hissa No. 10, Village - Waliv, Tal. - Vasai, Vasai Road (E).
Area	:	Carpet Area = 22.88 Sqm. I.e. 246 Sft. Built-up Area = 246 X 1.20 = 295 Sft.
Sale consideration	:	₹ 21,00,000.00
Rate per sft	:	₹ 7,119.00 per sft. (This rate is about 7 month old)
Documents referred	:	Extract of Index II dated 31/12/2020 Sr No.

VSI1 - 234 - 2021 at Sub Registrar Office Vasai

1

The average rate obtained from the above sale instances is ₹ 7,316.00/-per sft

However we have to also consider the influence of various positive and negative factors associated with the said property. The local enquiry is also given due importance. In my opinion the reasonable rate for the subject property will be 7200.00/- per sft

c. Market rate enquiry : Enquiry was made in the neighbourhood and also on the internet. Following sale advertisement is obtained from a well known website.

1) [Www.magicbricks.com](http://www.magicbricks.com)

Industrial Building For Sale In Vasai East

Built Up Area : 1562 Sft. Super Built-up Area

Price : ₹ 1,18,00,000.00

Rate : ₹ 7,554.00

Posted on : 19/06/2021

2) [Www.magicbricks.com](http://www.magicbricks.com)

Industrial Building For Sale In Vasai East

Built Up Area : 3500 Sft. Super Built-up Area

Price : ₹ 2,62,00,000.00

Rate : ₹ 7,486.00

Posted on : 08/07/2021

d. Value of land : Value of land is not considered separately as this is an ownership type tenement. Value of construction is based on composite rate method.

e. Value of construction : Regarding area, there are different terminologies in vogue in the real estate market. e.g. Carpet Area, Built Up Area (BUA) Super Built Up Area (SBUA), Saleable Area etc. For the same property the per sft rate is different depending upon for what type of area the rate is specified. The only measurable area is Carpet Area where as the Built-Up Area (BUA) or Super Built Up Area (SBUA) etc. are "Calculated Area". Using a factor called "Loading Factor" (percentage increase), the Carpet Area is inflated to get the Built-Up Area or Super Built Up Area or

Saleable Area for a particular premise. There is no regulatory body to control such a loading factor, which differs from Builder to Builder and project to project. Generally, the loading factor is related to amenities provided in a particular project. Under such circumstances, the Valuer's job becomes very challenging. The Market Rate obtained during local enquiry for neighboring properties, may be on Carpet or Built Up Area or Super Built Up Area basis. The Loading factor differs from building to building. Thus, the rates obtained in Local enquiry are generally NOT applicable directly to the 'subject property'. In view of this, when we are giving opinion to the bank regarding Value of the Security, for us the intrinsic value of the property is relevant. Our emphasis is on "Value" of the Security and not on "Built Up Area" or "Super Built Up Area" etc. Hence the Per sft Rate is judiciously adopted keeping in mind the characteristics such as the amenities provided, the loading factor adopted etc.

Unit Number	Details	Built Up (sft) area [Sft]	Rate adopted [per sft] in ₹	Value In ₹
3	GALA	1200.00	₹ 7,200.00	₹ 86,40,000.00
Total				₹ 86,40,000.00
Say				₹ 86,40,000.00
1st and 2nd floor is constructed at site. However, sanctioned building plans of the same are not provided and hence it is not considered for valuation.				

- f. Fair Market Value : ₹ 86,40,000.00
[Rupees Eighty Six Lacs Forty Thousand Only]
- g. Realizable Value : 10 % less than fair market value
₹ 77,76,000.00
- h. Distress Sale value : 20 % less than fair market value
₹ 69,12,000.00
- i. Insurance Value : 1200.00 sft. x ₹ 2,000.00 = ₹ 24,00,000.00

- j. Govt. Guideline Value : For stamp duty purpose the Govt. of Maharashtra has fixed the rate for gala in this area is ₹ 44,400.00 sqm. This building is 37 years old. Considering 40 % depreciation, rate is ₹ 26,640.00 sqm i.e. ₹ 2,475.00 per sft.
- It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

Unit Number	Details	Built Up (sft) area [Sft]	Govt. rate [per sft] in ₹	Value In ₹
3	GALA	1200.00	₹ 2,475.00 * 1.00	₹ 29,70,000.00
Total				₹ 29,70,000.00

10. Assumptions Remarks

- i) Qualifications in TIR/Mitigation suggested. If any : Please refer legal opinion
- ii) Property is SARFAESI complaint : Please refer legal opinion
- iii) Whether property belongs to social infrastructure like hospital, school, old age home, etc. : No
- iv) Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged : No
- v) Details of last two transactions in the locality/area to be provided, if available. : Already mentioned in report.
- vi) Any other aspect which has relevance on the value or marketability of the property : Nothing Specific.

11. Declarations

- i. The property was inspected personally by our representative Mr. Sarvesh Kaskar on 18/08/2021 in presence of Mr. Sandip Ambetkar (Plant Manager).
- ii. The undersigned does not have any direct/indirect interest in the above property
- iii. The information furnished herein is true and best of our knowledge.

- iv. I have submitted valuation report directly to the bank.
- v. Valuation is done of the property of which the photographs are attached herewith.
- vi. The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.

12. Name address of valuer

Name : S. L. Thite

Office No. 604 & 605, 6th Floor, "KULKARNI HEIGHTS", Near Vartak Hall, K W Chitale Marg, Dadar (W), Mumbai - 400 028. Ph. No. - (022) 24382454 / 24382455 / 24377398 Fax - (022) 24382454

13. Remarks

- The valuation is based on the site visit. The documents & information given by the borrower were also considered.
- The valuation is subject to clear and marketable title and adequacy of engineering design.
- Emphasis of this report is on the value of the property and not on the area measurement or title verification or legal aspects of the property.
- The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.
- This valuation report will remain valid only for the purpose for which it is made. The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.)
- Past performance of Real Estate Market need not necessarily indicate the future trends
- The opinion about valuation is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued.
- The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings has some limitations.
- Documents such as Sanctioned Plan, Completion Certificate, Share Certificate etc. are not provided for our perusal. Hence this valuation is based on few assumptions.
- Unit No. 3 & 4 are internally amalgamated and having separate entrances.
- The impact of the Covid-19 crisis on the attitude of market participants and therefore prices will not be exactly known on its immediate aftermath.
- It is assumed that the information revealed through the documents provided to us is final and complete.

In my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is as follows,

Details	Value in ₹
Market Value	₹ 86,40,000.00
[Rupees Eighty Six Lacs Forty Thousand Only]	
Realizable value	₹ 77,76,000.00
Distress Sale Value	₹ 69,12,000.00

Visited by : Mr. Sarvesh Kaskar
(Sr. Engineer)
Verified by : Mr. Lalit Sarvaiya
(Chief Engineer)

FOR THITE VALUERS & ENGINEERS PVT. LTD.

(S. L. THITE)
PANEL VALUER
BANK OF BARODA

For: M/S Pace Engineering Industries Pvt. Ltd. dated 25/08/2021.

Annexure - I

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original and inform discrepancy if any

1. Copy of Index II
2. Copy of Few pages of Agreement
3. Copy of Commencement Certificate
4. Copy of Electricity Bill
5. Copy of Property Tax Bill / Receipt
6. Copy of Market Rate Inquiry
7. Copy of Govt. Guideline Rate
8. Copy of Location Map



329-2-90
१९९०

19 AUG 1985

THIS INDENTURE made at Vasai on this 16 day of September in the Christian year one thousand nine hundred eighty five BETWEEN JYOTI RANI S. AGARWAL Alias MRS. JYOTI PRADEEP JAIN, age about 29 years, Indian Inhabitant residing at Hira Mahal Near Vandana Talkies Agra Road Thane through her constituent attorney SHRI RAKESH KUMAR RAJENDRAKUMAR AGARWAL, Indian Inhabitant residing at Goraiipada Post Gokhivare, Vasai Road Thane (hereinafter called the 'Vendors' (which expressing shall unless it be repugnant to the context or meaning thereof be deemed to mean and include them and their heirs, executors, and administrators of One Part,

329-2-90
१९९०

A N D

M/s. PACE ENGINEERING INDUSTRIES by their partners

- (1) Rashmi Chandubhai Shah (2) Rashmi Chandubhai Shah (As Karta and representing Rashmi Chandubhai Shah X H.U.F.), (3) Viren Keshavlal Shah (4) Viren Keshavlal Shah (As Karta and representing Viren Keshavlal Shah H.U.F.) having office at A/608, Poonam Apartment, Dr. Annie Besant Road, Worli, Bombay 400 018, hereinafter called the 'Purchasers' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors and assigns) of the SECOND PART.

WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground hereditaments and premises situate at Valliv Taluka Vasai, Dist : Thane bearing D.I.L.R. Plot No. 1 (N.A. Plot No. 11) Survey No.



13 : 2 / 1007201

324-99 U

vehicles and along and over and upon the land or road indicated on the said plan or map by dotted lines and that it shall be lawful for the said Purchasers its successors and assigns and owner for the time being as aforesaid from time to time and at all times hereafter to repair the said road in order that the said road may be kept in good repair and conditions and for the purpose to dig excavate refill resurface and to do all other acts and things as may be reasonable necessary for the purpose so as not to damage or destroy the pipes, drains, cables, etc. lying underneath. The Road shall be the exclusive property of the Vendor till it is taken over by the Gram Panchayat or any other local authority.

Plan for construction is duly approved by Gram Panchayat Valliv vide their Resolution No. 3/20, dated 23/7/1981 and their letter No. 22, dated 8/8/1981. The well on the plot constructed by the Vendor shall remain exclusive property of the vendor and shall permit anyone and other plot/gala holders to draw water from the well at their discretion. The purchaser has only the right to draw water from the well for his factory use only.

THE 1ST SCHEDULE OF LAND (PLOT NO. 11 (D.I.L.R. PLOT NO. 1) SURVEY NO. 94, HISSA NO. 17-1):

ALL that piece and parcel of land hereditaments and premises admeasuring about 2060 sq.mts. (about) *

14 :

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329-97-9 U

District Thane, in their Registration Sub-District Vasai, Registration District Thane within the of Valliv Gram Panchayat, Taluka Samiti Vasai, Zilla Parishad Thane, as shown in layout plan as Plot No. 11 (D.I.L.R. Plot No. 1) and bounded as follows :-

In East by Plot No. 12 of the said Survey No. 94, Hissa No. 17-1,

In West Land by Plot M No. 10, Survey No. 94, H.No. 17-2, and H.No. 16, Survey No. 94.

In North Land of Survey No. 94, Hissa No. 12, and Hissa No. 16.

In South surrounded by 60 ft. wide road.

SECOND SCHEDULE OF LAND UNIT NO. 3 PLOT NO. 11 OF LAYOUT Plan and Plot No. 1 of District Land Record Office admeasuring 1000 sq.ft.

ALL THAT piece or parcel of land hereditaments and premises duly developed upto uncomplete plinth together with structure standing thereon duly constructed by the Purchasers situate lying and being at Village Valliv Taluka Vasai, District Thane in the Registration District Thane, Sub-Registrar Vasai, within the limit of Valliv Gram Panchayat at Taluka Samiti Vasai Zilla Parishad Thane, containing by admeasuring about 1000 sq.ft. of the Plinth Area of Unit No. 3 Plot No. 1 Survey No. 94, Hissa No. 17/1 with undivided proportionate Share right title and interest

305

16 :

I acknowledge to have received the sum of Rs. 13,000/- (Rupees Thirteen thousand only) by cheque of No. 13,000/- No. 169302, dt. 16/6/1985 drawn on State Bank of India, being the full consideration money within mentioned to be paid by them to me.

RS. 13,000/-

I SAY RECEIVED

पुस्तक

329-9E-94

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WITNESSES :

1. *Rajyogendra*

2. *K. S. Sarda*

329/94

THE SEAL OF THE SUB-COMMISSIONER

AGARWAL

Constituent Attorney of Jyoti S. Agarwal alias Jyoti Pradip Jain.

Rajyogendra

पुस्तक निबंधक, वसई.

305

16 :

I acknowledge to have received the sum of Rs. 13,000/- (Rupees Thirteen thousand only) by cheque of No. 13,000/- No. 169302, dt. 16/6/1985 drawn on State Bank of India, being the full consideration money within mentioned to be paid by them to me.

RS. 13,000/-

I SAY RECEIVED

पुस्तक

329-9E-94

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WITNESSES :

1. *Rajyogendra*

2. *K. S. Sarda*

329/94

THE SEAL OF THE SUB-COMMISSIONER

AGARWAL

Constituent Attorney of Jyoti S. Agarwal alias Jyoti Pradip Jain.

Rajyogendra

पुस्तक निबंधक, वसई.

By Revd. Post A.D.

FINAL NOC 92 OCT 1984

No. NOC/1736/Zone-TV/1910/3515
 Directorate of Industries,
 New Administrative Building,
 Opp. Martralsya, Bombay-400 032.
 October, 1984.

M/s. Agarwal Construction Corporation,
 C/o. Smt. Shyambarihal Agarwal & Others,
 Hira Mahal,
 Near Vandana Talkies,
 Agrn Road,
 Dist. Thane.

Subject:- Grant of NOC for construction of Industrial Estate known as Agarwal Industrial Estate No.2.

References:- This office Provisional NOC No. NOC/1736/Zone-TV/4156, dated 3-9-83.

Sir,

This is to inform you that this Directorate has no objection to grant you final No Objection Certificate for construction of Industrial Estate for accommodating Small Scale Industries only at Plot No. 11 equivalent to DLR No. 1 on S.No. 94/17/1 & 2 Villars Valley, Tal. Vasai, Dist. Thane for total built-up area of 784 sq. mtrs. (Seven hundred and eighty four sq mtrs.) as indicated in the annexure attached to the above referred provisional No Objection Certificate and subject to conditions 1 to 9 as stipulated in the above referred No Objection Certificate.

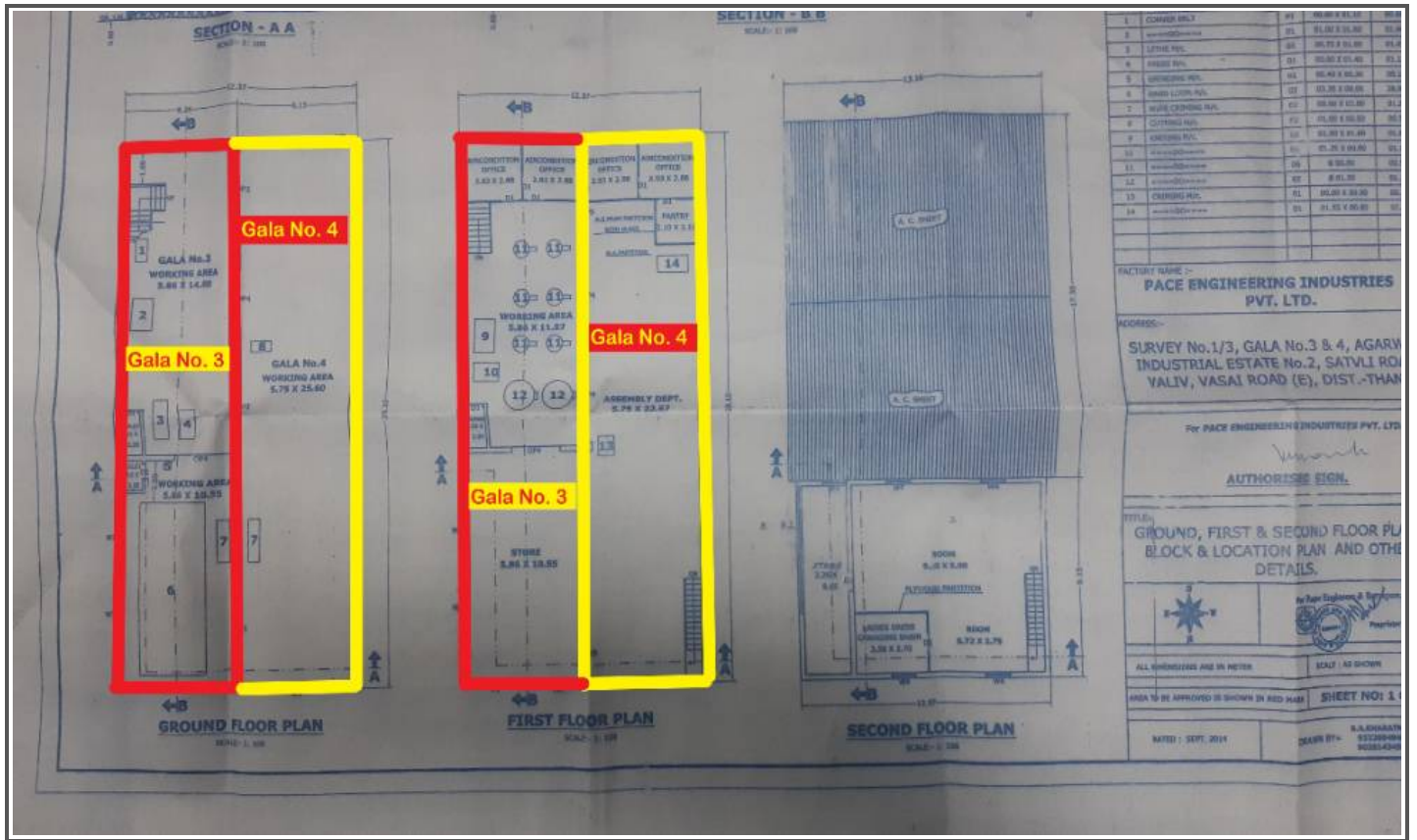
You shall mention the built-up area of each gala and gala numbers while executing the conveyance deed for sale/Rent/Lease of galas as per annexure attached to the above referred No Objection Certificate.

You should approach for Final NOC for structure on Plot No. 12 after completion of its construction.

Yours faithfully,
M. S. Komarpant
 Jt. Director of Industries (NOC)
 for Development Commissioner (I)

1736.171084.

पत्राई - ३
 दिनांक २३/१०/१९८४
 १२/१०





Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

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Year

20212022 ▼

Annual Statement of Rates

Selected District

पालघर ▼

Select Taluka

वसई ▼

Select Village

गावाच नाव . मोजे वाळीव ▼

Search By

Survey No Location

Select उपविभाग

खुली जमीन

निवासी सदनिका

ऑफिस

दुकाने

औद्योगिक

एकक (Rs.-)

SurveyNo	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.-)
5-	रहिवास व इतर तस्म अनुश्रेय वापरातील जमिनी	7720	40900	47000	52500	47000	चौ. मीटर
6-	रहिवास व इतर तस्म अनुश्रेय वापरातील जमिनी	7180	40800	48500	56800	48500	चौ. मीटर
7-	रहिवास व इतर तस्म अनुश्रेय वापरातील जमिनी	6770	35800	41200	45100	41200	चौ. मीटर
8-	रहिवास व इतर तस्म अनुश्रेय वापरातील जमिनी	6540	38700	44400	50600	44400	चौ. मीटर
9-	रहिवास व इतर तस्म अनुश्रेय वापरातील जमिनी	6170	37600	43500	48700	43500	चौ. मीटर

12

10, 17, 21, 23, 24ब, 32, 35, 37, 46, 47, 48, 49, 50, 51, 54, 94, 97, 98

Survey Number

Property ID: 5403022

₹ 1.18 Cr

Industrial Building

See Other Charges

for sale in Vasai East, Mumbai



Agent
Girish Dubey

Contact Now

PROPERTY DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Posted on: Jun 19, 21



Address

Sativali Road Near By Waliv Phata Vasai East, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra

Super area

1562 sqft

₹ 7,569/sqft

Transaction type

Resale

[Get Documents Verified](#)

Age of Construction

New Construction

Type of Ownership

Freehold

Pre Leased Property

No

Facing

Main Road Facing

1 photo

Property ID: 5581541

₹ 2.62 Cr

Industrial Building

See Other Charges

for sale in Vasai East, Mumbai



Agent
Girish Dubey

Contact Now

PROPERTY DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Posted on: Jul 08, '21

Address

Mahindra Showroom Near By | Pol Vasai East, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra

Super area

3500 sqft

₹ 7,500/sqft

Plot area

5000 sqft

Transaction type

Resale

[Get Documents Verified](#)



Photo not uploaded by advertiser

Request Photos

Age of Construction

Less than 5 years

Type of Ownership

Freehold

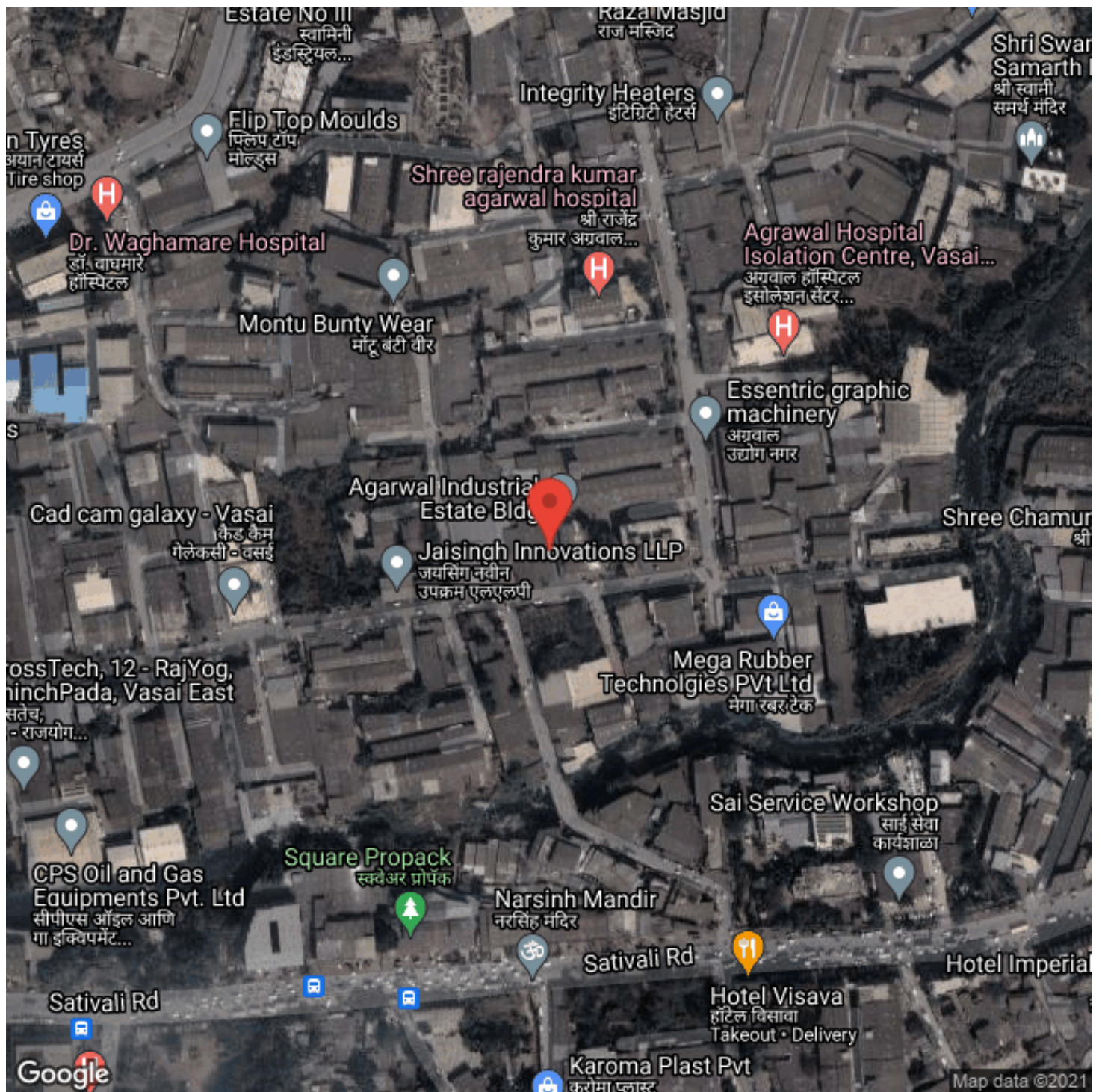
Pre Leased Property

No

Facing

Main Road Facing

Location Map



Client Name: M/S Pace Engineering Industries Pvt. Ltd.

