

Ref. No.: MAG21-057/KSP/L

Date: 21/08/2021

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

Sub: Valuation Report for Loan Purpose

Client Name: M/S Pace Engineering Industries

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

Location of the property : Industrial Unit No 318, Second Floor, Mahavir Industrial Estate Co Operative Society Ltd (Soc. Regd. No. BOM/WK-E/GNL/(O)/721/2001-02), Plot No. 32, CTS No. 238/5, (S. No. 88 Part), Near Paper Box Factory, Off Mahakali Caves Road, Mahal Industrial Area, Village Gundavli, Andheri (East), Mumbai, 400093.

Details	Value in ₹
Market Value	₹ 82,00,000.00
[Rupees Eighty Two Lacs Only]	
Realizable value	₹ 73,80,000.00
Distress Sale Value	₹ 65,60,000.00

This report has 24 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
- b. Name of the owner : M/S Pace Engineering Industries
- c. Appln. No. :

2. Property Details

- a. Address of the property : Industrial Unit No 318, Second Floor, Mahavir Industrial Estate Co Operative Society Ltd (Soc. Regd. No. BOM/WK-E/GNL/(O)/721/2001-02), Plot No. 32, CTS No. 238/5, (S. No. 88 Part), Near Paper Box Factory, Off Mahakali Caves Road, Mahal Industrial Area, Village Gundavli, Andheri (East), Mumbai, 400093.
- b. Nearby landmark : **Near Paper Box Factory.**

3. Documents Details

- : Name of Approving Authority
- a. Floor Plan : Details Not Provided
- 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 M/s. Mahavir Developers(Partner- Mr. Siddharth R. Shah & Others (Promoters) and Purchaser M/s. Pace Engineering Industries (Purchaser) and Index II bearing Sr. No. PBBM-1-272 dated 03/03/1993 registered at Sub Registrar Office Mumbai City for agreement price (consideration) ₹ 4,00,000.00 Govt. value (Ready reckoner rate for stamp duty) as per extract of Index II (Unit No. 318)

✓ Municipal Corporation of Greater Mumbai Occupancy certificate No CE/6188/BSII/AK dated 27/02/1993 .

✓ Society share certificate No. 38 shares from 216 to 225 dated 14/08/2002 in the name of M/s.Pace Engineering Ind..

✓ Electricity consumer no. 900000197259& bill for the Jul-2021 month amount 5396.00 in the name of M/s.Pace Engineering Ind. Pvt. Ltd..

✓ Society maintenance bill for 3 months 01/07/2021 to 30/09/2021 is amount Rs. 21,202/- on the name of Pace Engg.

4. Physical Details

a. Boundaries : As per table below

Details	East	West	South	North
At Actual (For Office)	By Unit No. 319	By Unit No. 317	By Passage & Unit No. 303	By Open Space
As per agreement (For Plot)	By 33 Feet Wide Road	By Plot No. 32	By Plot No. 31	By 33 Feet Wide Road

- b. Longitude / Latitude : 72.860785 E / 19.120178 N
- c. Matching of boundaries : --
- d. Plot demarcated : Yes
- e. No. of rooms : Office Space With Mezzanine Floor
- f. Total No. of floors : Lower Ground + Upper Floor + 2 Upper Floors
- g. Floor on which property is located : Second Floor
- h. Age of the building : About 28 years old
(This is based on Municipal Corporation of Greater Mumbai Occupancy certificate no CE/6188/BSII/AK dated 27/02/1993)
- i. Residual age of the property : About 47 years under normal condition
- j. Type of Structure : RCC

5. Tenure / Occupancy Details

- a. Status of tenure :
- b. No. of years of occupancy : 28
- c. Relationship of tenant to owner : Owner Occupied

6. Stage of construction

Under construction / Completed : Completed

- a. Type of construction
- b. Super structure wall
- 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

It is a Lower Ground + Upper Floor + 2 Upper Floors storey usual RCC framed structure with RCC slab having Marble flooring, Oil Bound Distemper internally, Concealed electrification, Concealed plumbing, Antiskid in bathroom with dado upto 7' height, JW Door Frame with MS Rolling Shutter, Aluminium Sliding windows. Overall appearance of the Office is Good. Architectural quality of the building is Good. Internal height is 13'.

7. Violations if any observed :

- a. Nature and extent of violations : Sanctioned plan is not provided to us. Sanctioned Plan Is Not Provided To Us. However, Building Has Obtained Occupancy Certificate From The Municipal Corporation Of Greater Mumbai.

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 *	Carpet Sft **	Built up Sft *	
318	Office	360.00	432.00	354.00	425.00	432.00

** 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.

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 : 1) Deepesh Sharad Pandya & 2) Bhavisha Dipesh Pandya

Name of the vendor : Asha Rajesh Doshi

Location of the property : Industrial Unit No.4, Ground Floor, Building Known As" Mahavir Industrial Estate Premises Co-operative Society Ltd" C.T.S. No.238 In Gundavali Village, Off Mahakali Caves Road, Andheri (East), Mumbai 400 093

Area : 33.45 Sqm Built Up Area I.e.360 Sqft

Sale consideration : ₹ 65,00,000.00

Rate per sft : **₹ 18,056.00 per sft.**
(This rate is about 5 month old)

Documents referred : Extract of Index II dated 10/03/2021 Sr No. 3426/2021 at Sub Registrar Office 14

COMPARABLE SALE INSTANCE - 2

(Details of Sale transaction of a nearby property)

Name of the purchaser : Yogesh Ramesh Chavan

Name of the vendor : One Solution Advertisers Private Limited Through Director Nadeem Latif Choughule

Location of the property : Industrial Unit No.214, 2nd Floor, Building Known As" Mahavir Industrial Estate Premises Co-operative Society Ltd" Plot No.32, C.T.S.No.238/5 In Gundavali Village, Off Mahakali Caves Road, Andheri (East), Mumbai 400 093

Area : 37.91 Sqm Built Up Area I.e. 408 Sqft

Sale consideration : ₹ 75,00,000.00

Rate per sft : **₹ 18,382.00 per sft.**
(This rate is about 4 month old)

Documents referred : Extract of Index II dated 27/03/2021 Sr No.

4825/2021 at Sub Registrar Office 14

The average rate obtained from the above sale instances is ₹ 18,219.00/-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 19000.00/- 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) NOBROKER
Office Space For Sale In Andheri East, Mumbai
Built Up Area : 550 Sqft
Price : ₹ 1,10,00,000.00
Rate : ₹ 20,000.00
Posted on : 27/07/2021
- 2) 99acres
Office Space For Sale In Andheri, Mumbai
Built Up Area : 575 Sqft Carpet Area I.e. 690 Sqft
Built Up Area
Price : ₹ 1,25,00,000.00
Rate : ₹ 18,116.00
Posted on : 28/07/2021
- 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	Saleable area [Sft]	Rate adopted [per sft] in ₹	Value In ₹
318	Office	432.00	₹ 19,000.00	₹ 82,08,000.00
Total				₹ 82,08,000.00
Say				₹ 82,00,000.00
The said premises is having mezzanine floor which is not mentioned in agreement and hence it is not considered for valuation.				

- f. Fair Market Value : ₹ 82,00,000.00
[Rupees Eighty Two Lacs Only]
- g. Realizable Value : 10 % less than fair market value
₹ 73,80,000.00
- h. Distress Sale value : 20 % less than fair market value
₹ 65,60,000.00
- i. Insurance Value : 432.00 sft. x ₹ 3,500.00 = ₹ 15,12,000.00

- j. Govt. Guideline Value : For stamp duty purpose the Govt. of Maharashtra has fixed the rate for office in this area is ₹ 1,21,250.00 sqm. This building is 28 years old. Considering 30 % depreciation, rate is ₹ 84,875.00 sqm i.e. ₹ 7,885.00 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	Saleable area [Sft]	Govt. rate [per sft] in ₹	Value In ₹
318	Office	432.00	₹ 7,885.00	₹ 34,06,320.00
Total				₹ 34,06,320.00

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. Kiran Pawar on in presence of Mr. Viren K. Shah.
- 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 etc. are not provided for our perusal. Hence this valuation is based on few assumptions.
- The impact of the Covid19 crisis on the attitude of market participants and therefore prices will not be exactly known in 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	₹ 82,00,000.00
[Rupees Eighty Two Lacs Only]	
Realizable value	₹ 73,80,000.00
Distress Sale Value	₹ 65,60,000.00

Visited by : Mr. Kiran Pawar
(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 dated 21/08/2021.

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 Few pages of Agreement
2. Copy of Share Certificate
3. Copy of Electricity Bill
4. Copy of Govt. Guideline Rate
5. Copy of Location Map
6. Copy of Occupancy Certificate

वि.सं. 9-262

मुद्रम संख्या १९९३
 ३१ मार्च १९९३
 कार्यालयी बंधनानुसार मुद्रम निवृत्त
 मुद्रम वाचे कार्यालयी हजर केला.

कार्यालयी की मिकाली -

बीदनी	५०००
सेरे	३०
मुकाम (मि.पि.सी.)	३०
कावा (मि.पि.सी.)	२
बादा मकान (मि.पि.सी.)	३०
हावात	१
कार्ट	१
करमि	२६
एवात	

कुल मूल्य रु. ५०६०

मुद्रम निवृत्त, मुद्रम
 कार्यालयी सुवातकी करम्याचे रोब
 निबंधकाचे सर्व अधिकार वारंदा
AGREEMENT FOR SALE

THIS AGREEMENT made at Bombay this 25th day of November in the Christian Year One Thousand Nine Hundred and Ninety-Two BETWEEN (1) SIDDHARTH RAMANLAL SHAH, (2) ATUL RAMANLAL SHAH, (3) CHAMPABEN RAMANLAL SHAH, and (4) PUSHPA JAIPRAKASH MEHTA, all of Bombay Indian Inhabitants, the present partners of MESSRS MAHAVIR DEVELOPERS, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having their place of business at 32, Mahal Industrial Estate, Mahakali Caves Road, Bombay/400093, hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last of such surviving partner) of the ONE PART AND M/S. PACE ENGINEERING INDUSTRIES

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of Bombay Indian Inhabitant/s, residing at

having his/their office at A/608, Poonam Apartment
 Dr. Annie Besant Road, Worli, Bombay 400025

hereinafter called "THE UNIT PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, his/her/their respective heirs, executors and administrators/assignees, in the case of a firm/the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such surviving or partner and assigns or a shareholder of a limited company of the OTHER PART:

WHEREAS by and under a Deed of Lease dated the 1st day of November 1973, Bombay Xaverian Corporation Private Limited, therein called "THE LESSOR" and hereinafter referred to as "THE OWNERS", a Corporation incorporated and registered in Bombay under the Indian Companies Act, 1913 having its registered office at St. Xavier's High School, Cama Road, Bombay 400 004) demised and transferred UNTO (1) Ramanlal Chhotalal Shah, (2) Champaben Ramanlal Shah and (3) Siddharth Ramanlal Shah, therein called "the Lessees" and their successors and assigns as tenants-in-common in equal shares, ALL THAT piece or parcel of land being Plot No. 32 of Mahal Industrial Estate situated at Gundavali, Mahakali Caves Road, Andheri (East), Bombay, in the Registration Sub-District of Bandra, Bombay Suburban District, containing by admeasurement 5268-70 square yards or 4414-00 square metres or thereabouts and more particularly described in

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Schedule thereunder written and also described in Schedule 1 hereinafter written (hereinafter referred to as the property) for a period of 98 years commencing from 1.11.1973 at the rent and on the terms and conditions therein contained and to be observed and performed by the Lessees.

AND WHEREAS the said Ramanlal Chhotalal Shah died on 29-1-1986, at Bombay having prior thereto made and published his last Will and Testament dated the 29th day of June 1982 under which he bequeathed his 1/3rd share in the said property to his son Atul Ramanlal Shah.

AND WHEREAS the probate of the said Will has not yet been obtained but the Will has been acted upon and the said Atul Ramanlal Shah under the Will is in possession of the share of the late Ramanlal Chhotalal Shah from 29-1-1986 and is enjoying the income and profits of the said property and is paying tax thereon with the knowledge and consent of all the persons who would be the heirs and legal representatives of the late Ramanlal Chhotalal Shah in case of intestacy.

AND WHEREAS in the premises aforesaid, (1) Champaben Ramanlal Shah, (2) Siddharth Ramanlal Shah and (3) Atul Ramanlal Shah are absolutely entitled to the said property as Lessees as per Indenture of the Lease dated 1-11-1973 and in the premises aforesaid.

AND WHEREAS by an Agreement dated 10th April 1990 executed between (1) Champaben Ramanlal Shah, (2) Siddharth Ramanlal Shah and (3) Atul Ramanlal Shah therein and hereinafter called the party of the First Part AND (1) Pushpaben Jaiprakash



being part payment of the total consideration amount of Rs. 4,00,000/- of the unit agreed to be transferred by the Promoter to the transferee as advance payment or deposit (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the transferee has agreed to pay to the Promoter the balance of the consideration in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Promoter shall construct Service Industrial Estate consisting of ground and upper floors on the said property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the transferee with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or to any of them.

The Unit Purchaser has prior to the execution of this agreement satisfied himself/herself about the title of the Promoters to the said property and he/she has accepted the same.

3. The Unit Purchaser hereby agrees to take from the Promoter and the Promoter hereby agrees to transfer to the Unit Purchaser Unit No. 318 of the carpet area admeasuring 360 square feet on the Second floor as delineated in red colour boundary line on the floor plan thereof hereto annexed and marked Annexure "C" (hereinafter referred to as "the Unit") for the price of Rs. 4,00,000/- (Rupees four lacs only). The transferee has paid to



the Promoter on or before the execution of this agreement a sum of Rs. 50,000/- (Rupees fty thousand only) and hereby agrees to pay the balance consideration of Rs. 3,50,000/- (Rupees Three lac fty thousand only) in the following manner:

- i) 11% per cent on completion of plinth Rs. 38,500/-
- ii) 40% per cent on completion of all slabs Rs. 1,40,000/-
- iii) 12% per cent on completion of walls Rs. 42,000/-
- iv) 8% per cent Doors and Windows Rs. 28,000/-
- v) 5% per cent on completion of flooring Rs. 17,500/-
- vi) 7% per cent on completion of Plaster (internal and external) Rs. 24,500/-
- vii) 3% per cent on completion of sanitary fittings and plumbing Rs. 10,500/-
- viii) 14% Balance at the time of possession Rs. 19,000/-

4. It is hereby expressly agreed that the time for the payment of each of the aforesaid instalments of the consideration amount shall be the essence of the contracts.

5. Without prejudice to his rights under this Agreement and/or in law, the Promoter shall be entitled to claim and the Unit Purchaser shall be liable to pay to the Promoter interest at the rate of 16% per annum, on all such amounts which may become due and payable by the Unit Purchaser under this Agreement and remain unpaid for seven days or more after becoming due.

6. On the Unit Purchaser committing default in payment on due date of any amount due and payable by the Unit Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Unit Purchaser committing breach of any of the terms and conditions herein contained, the Promoters shall

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47. Any additions and alterations in the Unit and/or in respect of the specifications and amenities by the Unit Purchaser may if agreed by the Promoter shall be carried out at the risk and extra costs of the Unit Purchaser which shall be paid in advance by the Unit Purchaser before the work is carried out by the Promoter.

48. It is further expressly by and between the parties hereto that the Unit Purchaser shall, in addition to what is aforesaid pay to the party nos. 1, 2 and 3 of the One Part herein viz: 1) Siddharth Ramanlal Shah, 2) Champaben Ramanlal Shah and 3) Atul Ramanlal Shah, per annum an amount of Rupees 0.15 ^{or there about} per square foot of the carpet area held by the Unit Purchaser towards compensation payable for the use of the land appurtenant to the building shown in green colour in Annexure 'A' hereto.

Messrs Bhaishanker Kanga & Girdharlal, Advocates and Solicitors of the Promoters shall prepare and/or approve as the case may be any deeds and/or documents to be executed in pursuance of this Agreement.

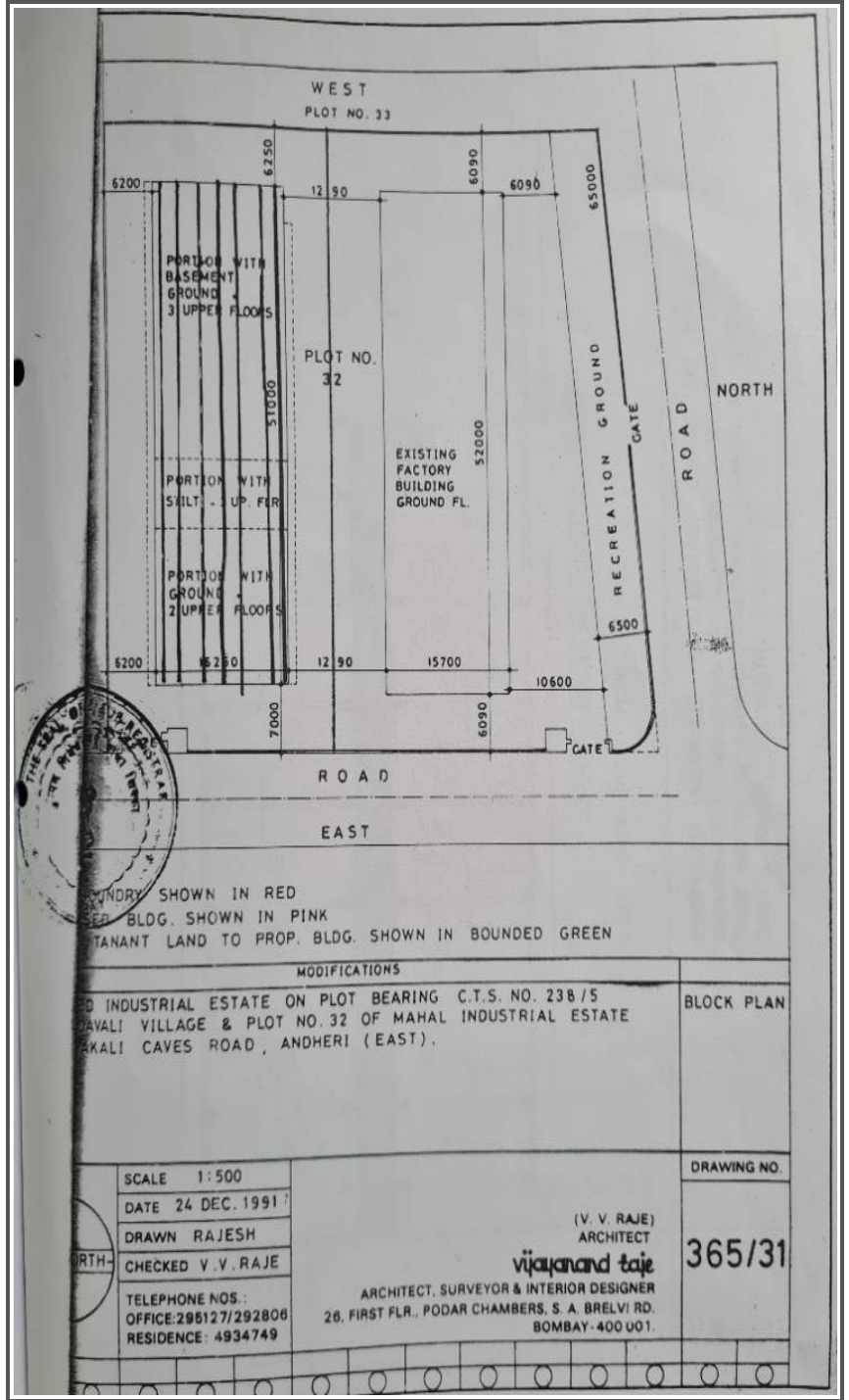
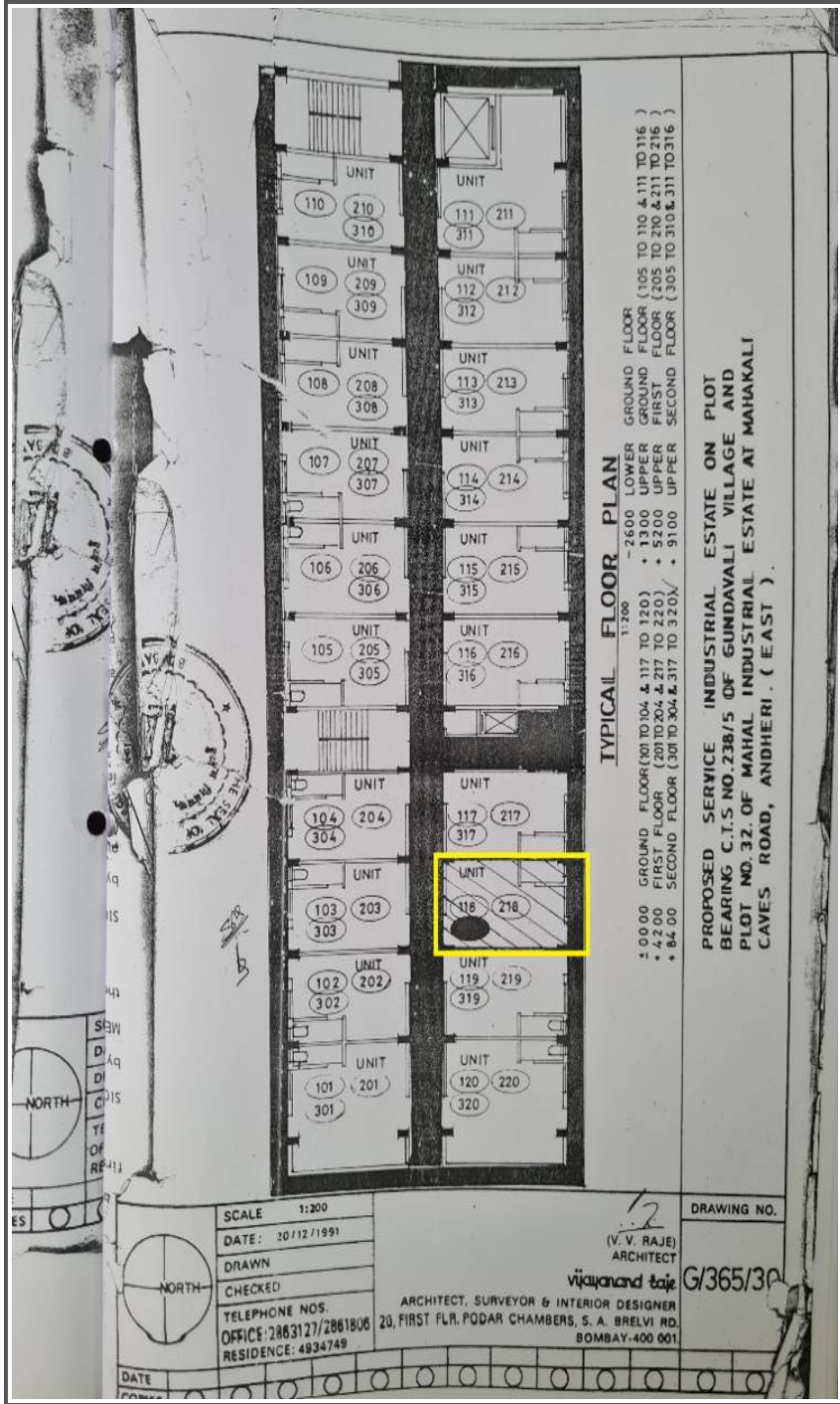
50. The Unit Purchaser shall pay on execution hereof to M/s Jaisinh Thakkar brokerage calculated at the rate of 2% on consideration hereof.

SCHEDULE - I

ALL THAT piece or parcel of land or ground situate, lying and being at Cundavali, Mahakali Caves Road, Andheri (East) being Plot No. 32 of Mahal Industrial Estate bearing part of Survey No. 88, City Survey No. 238/5 admeasuring 4414.00 Square Metres or thereabouts formerly in

...26





**MAHAVIR INDUSTRIAL ESTATE
PREMISES CO-OPERATIVE SOCIETY LIMITED.**

PLOT NO. 32, MAHAVIR INDUSTRIAL ESTATE, OFF. MAHAKALI CAVES ROAD, ANDHERI (EAST), MUMBAI - 400 093.
(Registered under the Maharashtra Co-operative Societies Act, 1960)

REGN. NO. : BOM/WK-E/GNL(O)/721/2001-2002

Date: 14-08-2002.




THIS IS TO CERTIFY that the person (s) named in this Certificate is/are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye- Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No.	38	Certificate No.	38
Name (s) of Holder (s)	M/S. Pace Engineering Industries. (Unit No. 318)		
No. of Shares held	Ten	(10
	(in words)		(in bold figures)
Distinctive No.(s) from	216	To	225
	(Both inclusive)		

Given under the Common Seal of the Society this Fourteen th day of August 2002.

**THIS IS
COLOUR XEROX
COPY**

 Chairman
 Hon. Secretary
 Member of the Committee

MEMORANDUM OF TRANSFER OF SHARE (S) MENTIONED OVERLEAF

Date & Sr. No. of Transfer	Date of General Body /Managing Committee meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of shares is Registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary	THIS IS COLOUR XEROX COPY	Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member

YOUR BILL OF SUPPLY


Consumer Number(CA no.): 9000 0019 7259
Name : PACE ENGINEERING IND PVT LTD

Address : 318, MAHAVIR INDL ESTATE PREM C S LTD, MAHAKALI CAVES ROAD ANDHERI (E), MUMBAI 400093

Mobile No. : 9*****21 **Email Id :** v**@p**gg.com
PAN No. : **GST No. :** 27AABCP5106A1Z1

YOU CAN REACH OUT TO US AT:

TOLL FREE NO: 19123
 WHATSAPP: 7045116277
 IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
 EMAIL: customercare@tatapower.com
 WEBSITE: cp.tatapower.com



TATA POWER
Lighting up Lives!

The Tata Power Company Ltd., Commercial Department,
Dharavi Receiving Station, Matunga (W), Mumbai-400019

Regular Bill

EBILL
 Bill No. : 92003778067
 Meter No. : 5116469
 Meter Status : OK

Bill Month: JUL-2021
Metered Units : 469
Billed Units : 501
Supply Zone : Metro SC01
Dispatch Zone : Metro SC01
Nxt.Mtr.Rdg.Dt. : 07.08.2021 (Tent.)

Bill Period: 08.06.2021 to 07.07.2021
Discount Date : 17.07.2021
Due Date : 31.07.2021
Supply date : 19.05.2010

Bill Date: 10.07.2021
Tariff Category : LT (IA) : LT-COMMERCIAL 0-20 KW
MRU : W0608533
Consumer : Welcome
Type Of Supply : 3PHASE LT

Current Bill Amount
Rs. 5,451.00

Net Other Charges
Rs. -11.00

Past Dues
Rs. -44.00

Total Amount Before Due Date
Rs. 5,396.00*

Amount By Discount Date
Rs. 5,352.00

Amount After Due Date
Rs. 5,464.00





Security Deposit Available
Rs. 11,940.00

Security Deposit Due
Rs. 0.00

*Due date is applicable for current bill only.

For Advertisement enquiries please contact "Printography Systems (India) Pvt. Ltd." email: sales2@printography.com

Tata Power encourages its consumers to be safe during Covid-19

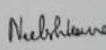
Stay Safe!

Your nearest offline payment centres-Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)


Shop No 07, 7A Shri Hari Co-op Society , RTO Road, Lokhandwala Complex, Landmark-Nxt to Ambedkar Hall, Andheri (W) Mumbai 400053.

MESSAGE TO CONSUMER


As per Hon'ble MERC Consumer Grievance Redressal Forum & Elec. Ombudsman Regulations, 2020, refer Grievance section on Tata Power Customer Portal (<https://cp.tatapower.com>) for internal procedure & online Grievance redressal system through Internal Complaint Redressal System (ICRS) & CGRF.



Nikhil Kane
Chief, Distribution (Mumbai Operations)


FOLLOW US ON: 

P1.20.45.11.07.2021



THE TATA POWER COMPANY LIMITED

Consumer Name: PACE ENGINEERING IND PVT LTD		Consumer No: 9000 0019 7259
Bill No : 92003778067	Bill Date : 10.07.2021	Bill Amount : Rs.5,396.00
Cheque No. :	Discount Date : 17.07.2021	Amt by Disc Dt. : Rs.5,352.00
Cheque Date :	Due Date : 31.07.2021	Amt After Due Dt. : Rs.5,464.00



Payment should be made by crossed cheque/DD in favour of
 Tata Power CA No. 9000 0019 7259
 For multiple payments, write CA no & break-up of amount on back of the cheque
 Please don't issue postdated or outstation cheques. Pls attach payment slip(s).

MAHAVIR INDUSTRIAL ESTATE PREMISES CO-OP. SOCIETY LTD.

Registration No : BOM/W-K-E/GNL/(O)721/2001-02
 PLOT NO. 32, MAHAL INDUSTRIAL ESTATE, OFF MAHAKALI CAVES ROAD, ANDHERI (E), MUMBAI-400093
 Tel : 022-49742879 | Email : mahavirindustrialestate@gmail.com
 PAN : AAAAM5274H | GSTIN : 27AAAAM5274H2ZH

TAX INVOICE

Name : PACE ENGG.
GSTIN : 27AABCP5106A1Z1
Commercial No. : 318
Particulars : Society Bill from 01-7-2021 to 30-9-2021
Place of Supply : Maharashtra
Description of Service : Maintenance Charges
Reverse Charges : N

Invoice No. : GST/M/21-22/143
Date : 12-Jul-2021
Due Date : 31-Aug-2021
Area (Sq Ft) : 360
State Code : 27
HSN Code : 999599

Sr No	Particulars of Charges	Amount (Rs.)
1	PROPERTY TAX ..	8,607.00
2	N.A. TAX CHARGES	202.00
3	LEASE RENT	185.00
4	ELECTRICITY CHARGES	768.00
5	WATER CHARGES	4,278.00
6	SINKING FUND	426.00
7	MAINTENANCE CHARGES	5,644.00
8	NON OCCUPANCY CHARGES	-
9	MAJOR RENOVATION/REPAIRING CHARGES	-
10	INTEREST ON PRINCIPAL ARREARS	-
11	SGST @ 9% (on Sr No 6 to 10)	546.00
12	CGST @ 9% (on Sr No 6 to 10)	546.00
Total of Current Bill		21,202.00
Previous Arrears Crd (Principle + Interest)		-
Sub Total		21,202.00
Less Adjusted Advance		-
Total Amount Due and Payable		21,202.00

Amount in Words : Twenty One Thousand Two Hundred Two Only

Particulars	Total Taxable Value	CGST @ 9%	SGST @ 9%
Maintenance Charges (HSN: 999599)	6,070.00	546.00	546.00
Total	6,070.00	546.00	546.00


E. & O. E.

NOTES :

- Cross cheques to be drawn in favour of Mahavir Industrial Estate Premises Co-op. Soc. Ltd.
- Members name & Unit no. should be clearly written on reverse of cheque.
- Members are requested to pay their dues within due date to avoid simple interest @21% p.a.
- Billing query, if any should be intimated in writing by the member to the society.
- Canara Bank : SB A/c No. 50322010061263, IFSC-CNR0015032, Branch- Marol Branch

For MAHAVIR INDUSTRIAL ESTATE PREMISES CO-OP SOCIETY LTD.

HON SECRETARY



Entered in Tally @ office on 14/7/21



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year

20212022 ▾

Annual Statement of Rates

Language

English ▾

Selected District

मुंबई(उपनगर) ▾

Select Village

गुंदवली (अंधेरी) ▾

Search By

Survey No Location

Enter Survey No

238

Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
40/210-भुभाग: उत्तर, पुर्वे व दक्षिणेस गावाची हद्द पश्चिमेस द्रुतगती मार्ग.	58030	121250	134590	165300	121250	चौरस मीटर	सि.टी.एस. नंबर

All Commerc... ▾ Type Location or Project/Society or Keyword SEARCH

Home > Commercial Property in Mumbai Andheri-Dahisar > Chakala > Ready to Move office spaces > 1.2 to 1.25 Cr > 500 to 600 sq.ft. Posted on Jul 28, 2021

✓ Verified 1

₹ 1.25 Cr

@ 21,739 per sq.ft.

Estimated EMI ₹ 99,838

RERA STATUS 1

NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in>

Ready to move office space for sale
in Chakala, , Mumbai Andheri-Dahisar, Mumbai

Overview
Owner Details
Recommendations

PROPERTY (12)

Photos (1/12)

Number of seats

8 - 10 seats

Carpet Area

575 sq.ft. ▾

(53.42 sq.m.)

Area spread over

1 floor (3rd / 5 floors building)

Meeting rooms & cabins

1 meeting room and 2 cabins available

Washrooms

2 private washrooms available

NOBROKER

My Bookings Pay Rent Post Your Property Sign Up Log

Commercial Buy

Office Space For Sale In Andheri East , Mumbai

Kherani Rd,SakiNaka,, Gundecha Onclave

₹ 1.1 Crores

20,000 / Sq.Ft

₹ 82,603/Month

Estimated EMI ▾

550 Sq.Ft

Built Up Area

Apply Loan

Home / Mumbai / Property Details
< Previous Property Next >

Photos
Location

+3

Office Space

Property Type

Reserved

Parking (1 Slot)

Freehold

Ownership Type

1

Of Total 6 Floors

Fully Furnished

Furnishing

5 To 10 Year

Age of Property

Jul 27, 2021

Posted On

Immediately

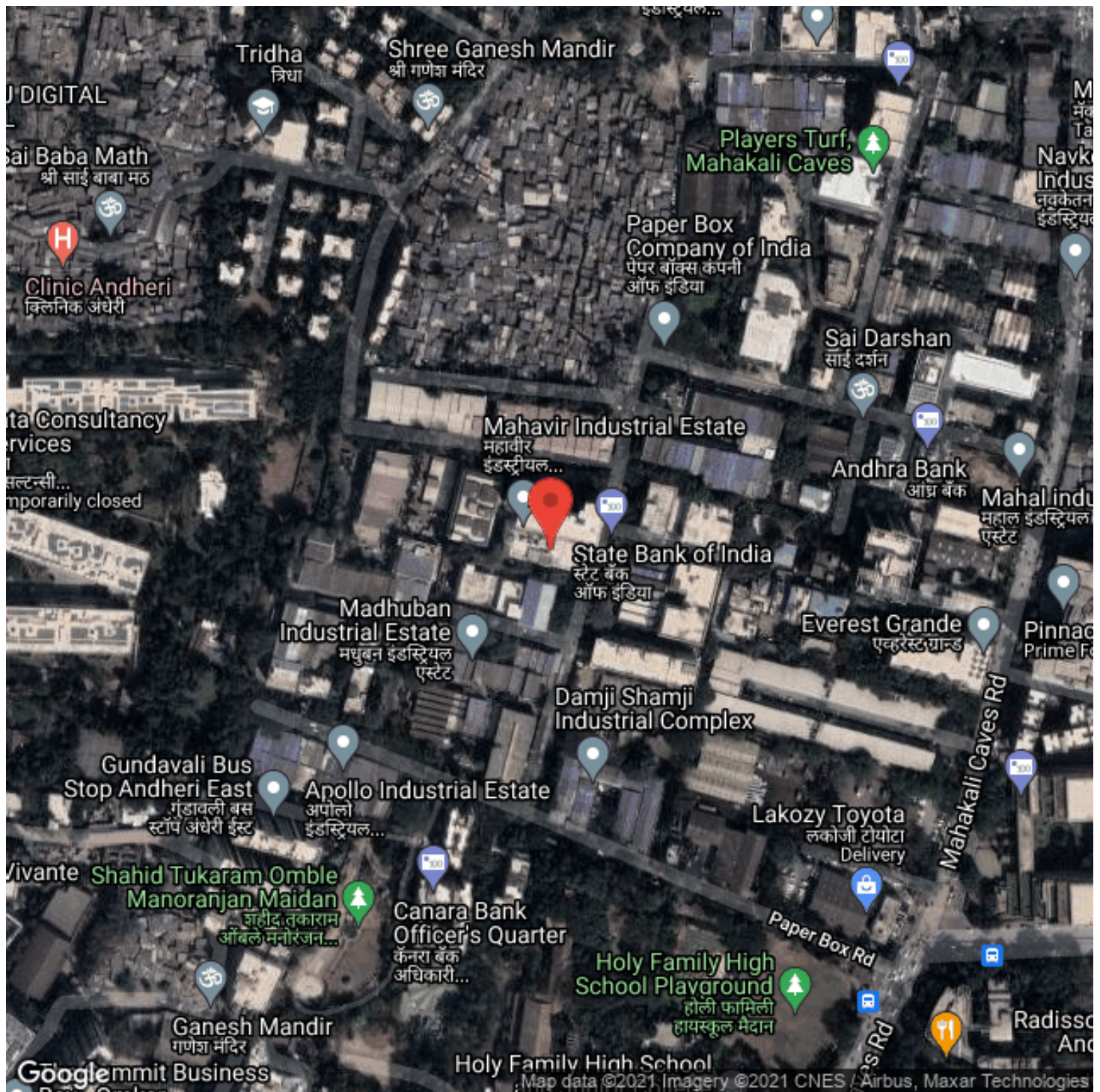
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Location Map



Client Name: M/S Pace Engineering Industries

