

Ref. No.: MAG21-090/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. 4, 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	₹ 1,17,50,000.00
[Rupees One Crores Seventeen Lacs Fifty Thousand Only]	
Realizable value	₹ 1,05,75,000.00
Distress Sale Value	₹ 94,00,000.00

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

This report has 25 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. 4, 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 to Sale between Vendor Mr. Paramjeet Singh Bhalla and Purchaser M/s. Pace Engineering Industries Pvt. Ltd. and Index II bearing Sr. No. VS13 - 06930 - 2008 dated 25/06/2008 registered at Sub Registrar Office Vasai 3 for agreement price (consideration) ₹ 50,00,000.00 Govt. value ₹ 23,51,000.00 (Ready reckoner rate for stamp duty) as per extract of Index II

✓ Conveyance Deed between Vendor Mr. Paramjeet Singh Bhalla and Purchaser M/s. Pace Engineering Industries Pvt. Ltd. dated 02/07/2008 for agreement price (consideration)

✓ Industrial Safety & Health Department commencement certificate No. NOC/1736/Zone-IV/D-10/3515 dated 22/10/1984 (Building NOC For Construction From Industrial Estate Bearing)

✓ Electricity consumer no. 001840487519& bill for the June - 2021 month amount 16090.00 in the name of M/s. Pace Engineering Industries Pvt. Ltd..

✓ Vasai Virar City Municipal Corporation Tax receipt / bill No. 15870 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.: 04/MJN14-313/PRC dated 30/06/2014 for Bank Of Baroda, Branch Tardeo, (previous value ₹ 1,06,00,000.00)

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 : 35

c. Relationship of tenant to owner : Owner Occupied

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
- 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

RCC framed structure with RCC slab having Koba flooring, Dry Distemper internally, Casing Capping electrification, Concealed plumbing, MS Door Frame 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 *	
4	GALA	1360.00	1632.00	1632.00	1609.00	1930.80	1632.00
	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.

Unit Number	Particulars	Area as per Agreement (Sft)	Measured area (Sft)	Area Considered for valuation (Sft) ***
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) Wwww.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) Wwww.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 ₹
4	GALA	1632.00	₹ 7,200.00	₹ 1,17,50,400.00
Total				₹ 1,17,50,400.00
Say				₹ 1,17,50,000.00
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 : ₹ 1,17,50,000.00

[Rupees One Crores Seventeen Lacs Fifty Thousand Only]

g. Realizable Value : 10 % less than fair market value

₹ 1,05,75,000.00

- h. Distress Sale value : 20 % less than fair market value
₹ 94,00,000.00
- i. Insurance Value : 1632.00 sft. x ₹ 2,000.00 = ₹ 32,64,000.00
- 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 ₹
4	GALA	1632.00	₹ 2,475.00 * 1.00	₹ 40,39,200.00
Total				₹ 40,39,200.00

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	₹ 1,17,50,000.00
[Rupees One Crores Seventeen Lacs Fifty Thousand Only]	
Realizable value	₹ 1,05,75,000.00
Distress Sale Value	₹ 94,00,000.00

Visited by : Mr. Sarvesh Kaskar
(Sr. Engineer)

FOR THITE VALUERS & ENGINEERS PVT. LTD.

Verified by : Mr. Lalit Sarvaiya
(Chief Engineer)

(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

Wednesday, June 25, 2008
1:46:52 PM

पावती

Original
नोंदणी क्र. 39 म.
Figtn. 98 M

पावती क्र. : 6943
दिनांक 25/06/2008

गावाचे नाव शालीव
दस्तावेजाचा अनुक्रमांक वसई - 06930 - 2008
दस्तावेजाचा प्रकार कर्तारनामा

सादर कर्तारनामचे नाव: ने पेश इंग्लिशवासीन इंजिनियरिंग प्रा. ली. तर्फे जाय. विरेन शाह -

नोंदणी फी	30000.00
नसखत (अ. 11(1)), पुढाकनाची नसखत (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)	400.00
एकूण	30400.00

अपणाला हा दस्त अदाजे 2:01PM ह्या वेळेस मिळेल

दुसरा निबंधक
वसई 3

बाजार मुला: 2351000 रु. मोबदला: 5000000रु.
परलेले मुद्रांक शुल्क: 300000 रु.

Wankh

Prabhu Dayal

वसई - ३
दस्ता क्र. 20/2008
2120

AGREEMENT FOR RE-SALE

THIS AGREEMENT FOR RE-SALE made and entered into at Mumbai, this 25th day of June, 2008,

BETWEEN

MR. PARAMJEET SINGH BHALLA an Adult, Indian Inhabitant, Sole Proprietor of M/s. M. M. Enterprise having address at Prabhu Dayal Co-operative Housing Society Ltd., 1/23, Parsiwada, Andheri (E), Mumbai - 400 099 hereinafter called "VENDOR" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators) of the **ONE PART.**

AND

M/S. PACE ENGINEERING INDUSTRIES PVT. LTD., Company registered under Indian Companies Act 1956, having registered office at 318, Mahavir Estate, Off Mahakali Caves Road, Andheri (E), Mumbai - 400 093, hereinafter referred to as "THE PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, Directors, executor administrators and assigns) of the **OTHER PART;**

FOR ABHYUDAYA CO-OP BANK LTD.
WINDA S. NAWAL
Ganurupa CHS Ltd.
Dadar Branch
Authorised Signatories
R. 105301/05/1573-75

शुद्ध 34339
123794
JUN 24

R. 03000001-PB
MAHARASHTRA

WHEREAS

1. By Deed of Conveyance dated 7-10-1985 between Mrs.

Jyoti Rani S. Agarwal alias Jyoti Pradip Jain and Mr. Mohamad Naseer Shaifi and Smt. Mamta Narendarpal Lamba, the said Mrs. Jyoti Rani S. Agarwal alias Jyoti Pradip Jain conveyed, transferred and assigned all that Unit No.4, admeasuring 1360 sq. feet Carpet area and the land under it bearing Plot No.11 (D.I.L.R. No.1), Survey No.94, Hissa No.17/1, Village Waliv, Taluka Vasai, Dist Thane in the Registration Sub-District of Vasai and more particularly described in the schedule hereunder written (**Hereinafter collectively referred to as "the said Unit"**) to Mr. Mohamad Naseer and Smt. Mamta Narendarpal Lamba. The said Deed of Conveyance dated 07/10/1985 was registered in the office of the Sub Registrar Vasai under sr. no. 2071 of 1985.

दस्तावेज संख्या २०७१/१९८५
२५/८/२०

2. By Deed of Conveyance dated 14-12-1988 between Mr. Mohamad Naseer and Smt. Mamta Narendarpal Lamba the said Mr. Mohamad Naseer conveyed, transferred and assigned his 1/2 share in the Land bearing Plot No.11 (D.I.L.R. No.1), admeasuring 1360 sq. ft. Carpet area, situated at Survey No.94, Hissa No.17/1, Village Waliv, Taluka Vasai, Dist Thane in the Registration Sub-District of Vasai and more particularly described in the schedule hereunder written to said Smt. Mamta Narendarpal Lamba. (**hereinafter referred to as "the said land"**). The said Deed of Conveyance dated 14-12-1988 was registered in the office of the Sub Registrar Vasai under sr. no. 4559 of 1988.



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b p

12) The Vendor hereby covenant with the Purchasers that the Vendor and or his legal heirs and or nominees shall from time to time and at all times whenever called upon by the Purchasers or their Advocate or Attorney do and execute or cause to be done and executed all such acts deeds and things whatsoever for more perfectly securing the interest of the Purchasers in the said Unit, agreed to be hereby sold unto and to the use of the Purchasers as shall or may be reasonably required but at the cost of the Purchasers.

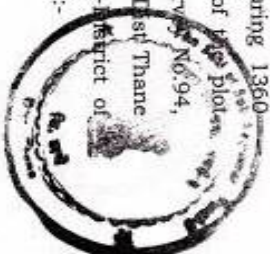
दस्तावेज संख्या २०७१/१९८५
२५/८/२०

13) The Vendor declares that said Deed of Conveyance dated 7-10-1985, 2 Deeds of Conveyances dated 14-12-1988 of Land and Unit and Agreement dated 6/10/1989 and all other relevant papers and receipt of payments made by the Vendor, shall be duly delivered by him to the Purchasers at the time of the balance payment.

14) It is agreed by and between the parties that if the Purchasers fails to pay the balance amount on or before 30th June 2008 the present Agreement stands cancelled and the Vendor shall refund the amount of Rs.15,00,000/- to the Purchasers.

THE SCHEDULE OF THE UNIT

Unit No.4 consisting of structure admeasuring 1360 sq.ft. Carpet area, and the land under it of bearing Plot No.11 (D.I.L.R. No.1), situated at Survey No.94, Hissa No.17/1, Village Waliv, Taluka Vasai, Dist Thane of Thane Division in the Registration Sub-District of Thane and bounded as follows, that is to say :-



On or towards the East : by Open plot or land layout plot No.12.
 On or towards the West : by Open land of Plot layout plot No.10.
 On or towards the North : by Unit No.3 of the said plot.
 On or towards the South: by Unit No.5 of the said plot.


IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto and to a duplicate hereof the day and the year herein above.

SIGNED AND DELIVERED by the
 Withnamed "VENDOR"
MR. PARAMJEEET SINGH BHALLA
PAN NO. AAHP84332P
 In the presence of Vishwanath M. Lakshmi

SIGNED AND DELIVERED by the
 withnamed "PURCHASER"
M/s. PACE ENGINEERING INDUSTRIES PVT.LTD.
PAN NO. AACPS1064
 Through its Director
MR. VIREN SHAH
 In the presence of Rohini V. SHRH

PACE ENGINEERING INDUSTRIES PVT. LTD.
Viren Shah
 Director

बसई - ३
दस्ता क्र. १३०/२००८
१०/२०



By Regd. Post A.D.
FINAL NOC
 १२ OCT १९९४

To
 M/s. Agarwal Construction Corporation,
 C/o. Smt. Shyamsharital 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-IV/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 Seal Industries only at Plot No. 11 equivalent to DLR No. 1 on S.No. 94/17/1 & 2 Village Wally, 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/Leas 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. Kompant
 Jt. Director of Industries (NOC for Development Commissioner)

१३०.१७१०९४.

बसई - ३
दस्ता क्र. १३०/२००८
१०/२०



एकत गैरवापसी चाका - 2

फायदा
एकत गैरवापसी (6930/2008)
20/20

एकत नं. (मॅग 21-090-2000) वा गैरवापसी
कमरे क्रमा. 23510000 मालकतेत 50000000 अचते गैरतें क्रमा. 3000000

एकत एकत गैरवापसी एकरा 25/08/2008 01:41 PM
गैरवापसी एकरातः 25/08/2008
एकत एकत गैरवापसी गैरतः

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गैरवापसी एकरातः 25/08/2008
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गैरवापसी एकरातः 25/08/2008
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एकत एकत गैरवापसी एकरा 25/08/2008 01:49 PM
गैरवापसी एकरातः 25/08/2008
एकत एकत गैरवापसी गैरतः

एकत एकत गैरवापसी एकरा 25/08/2008 01:49 PM
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एकत एकत गैरवापसी एकरा 25/08/2008 01:49 PM
गैरवापसी एकरातः 25/08/2008
एकत एकत गैरवापसी गैरतः

SECTION - A-A
SCALE: 1:100

SECTION - B-B
SCALE: 1:100

GROUND FLOOR PLAN
SCALE: 1:100

FIRST FLOOR PLAN
SCALE: 1:100

SECOND FLOOR PLAN
SCALE: 1:100

Sl. No.	DESCRIPTION	Area (Sq. Meters)
1	CONCRETE WALL	10.50 x 0.20 = 2.10
2	CEILING	10.50 x 0.10 = 1.05
3	FLOORING	10.50 x 0.10 = 1.05
4	WALLING	10.50 x 0.10 = 1.05
5	CEILING	10.50 x 0.10 = 1.05
6	CEILING	10.50 x 0.10 = 1.05
7	WALL CEILING WALL	10.50 x 0.10 = 1.05
8	CENTRAL WALL	10.50 x 0.10 = 1.05
9	CONCRETE WALL	10.50 x 0.10 = 1.05
10	CEILING	10.50 x 0.10 = 1.05
11	CONCRETE WALL	10.50 x 0.10 = 1.05
12	CEILING	10.50 x 0.10 = 1.05
13	CONCRETE WALL	10.50 x 0.10 = 1.05
14	CONCRETE WALL	10.50 x 0.10 = 1.05

FACTORY NAME :-
PACE ENGINEERING INDUSTRIES PVT. LTD.

ADDRESS:-
SURVEY No.1/3, GALA No.3 & 4, AGARW INDUSTRIAL ESTATE No.2, SATVLI ROAD, VALIV, VASAI ROAD (E), DIST.-THANESUR.

For PACE ENGINEERING INDUSTRIES PVT. LTD.
(Signature)
AUTHORISED SIGN.

TITLE:-
GROUND, FIRST & SECOND FLOOR PLAN BLOCK & LOCATION PLAN AND OTHER DETAILS.

ALL DIMENSIONS ARE IN METERS

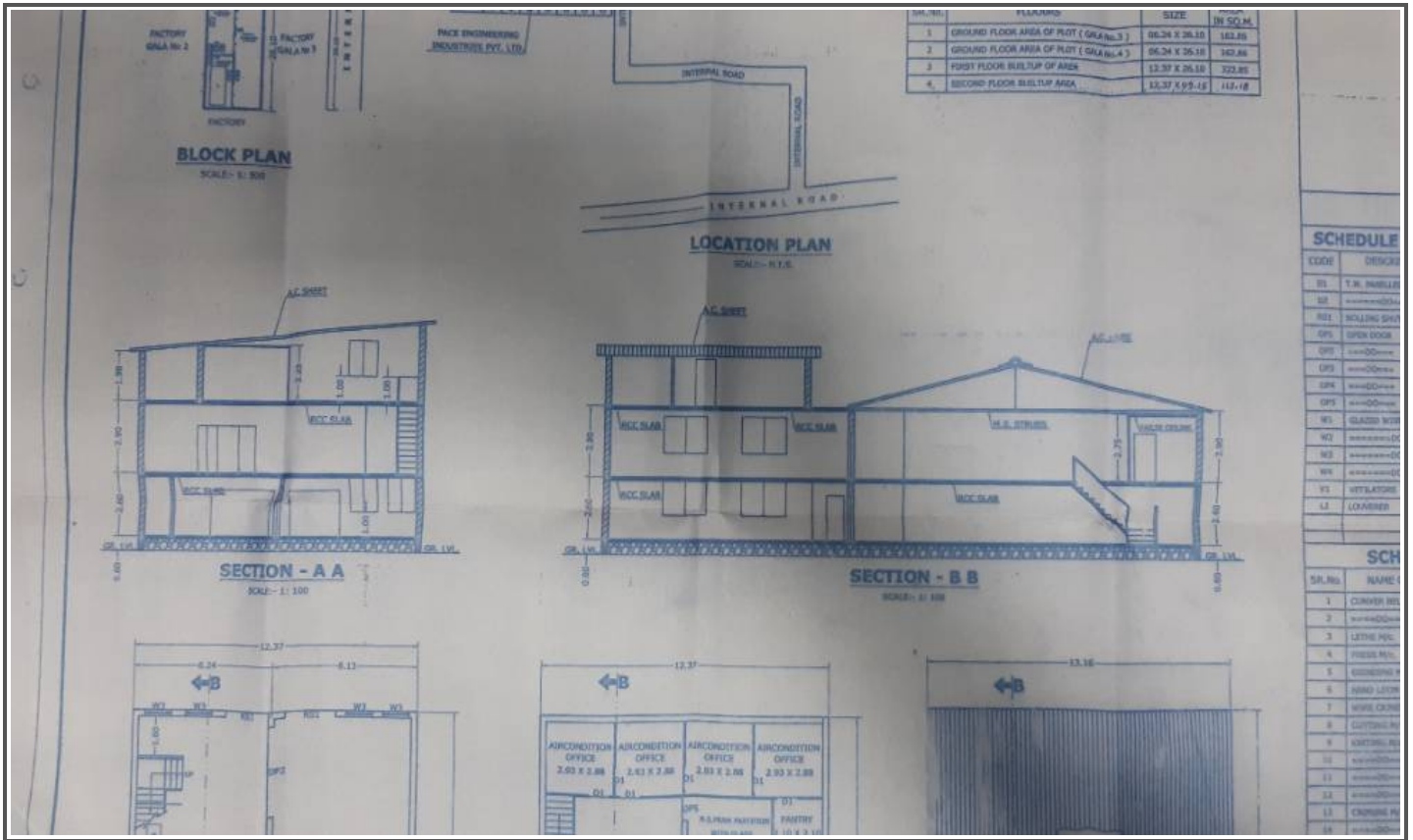
AREA TO BE APPROVED IS SHOWN IN RED MARK

SCALE: AS SHOWN

SHEET NO. 1

DATE: SEPT. 2014

DRAWN BY: A.S. KHANWALE
PROJECT NO: 12200000
202014008



AGREEMENT

THIS AGREEMENT of construction is made and entered at on this 16 day of JUNE year ONE THOUSAND NINE HUNDRED EIGHTY FIVE by and BETWEEN M/S. KUMAR TRADERS by the hand of their proprietor SHRI RAKESH KUMAR RAJENDRANAGAR AGARWAL, Adult Indian resident of Gaurid Peda, Gokhivar, Vasal Road, Dist : Shani hereinafter called the Builder's of the One Part (which expression unless repugnant to the context and meaning thereof shall mean include his heirs, executors, and administrators) AND M/S. PACE ENGINEERING INDUSTRIES by their partners (1) Rashmi Chandubhai Shah (2) Rashmi Chandubhai Shah (As Karta and representing Rashmi Chandubhai Shah H.U.F.), (3) Viren Keshavlal Shah (4) Viren Keshavlal Shah (As Karta and representing Viren Keshavlal Shah H.U.F.) having offices at A/508, Poonam Apartments, Dr. Amde Besant Road, Worli, Bombay 400 019, Adults, Indian hereinafter called 'The Owners'

Handwritten notes:
Ownership Document (copy) Attached
16/6/75
ORIGINAL
16/6/75
5/11/75
5/11/75
5/11/75

of the unit for Rs. 87,000/- (Rupees Eighty seven thousand only) on the said land of which possession has been handed over to the builder by the original owner for the construction work. The owner shall pay the construction cost to the builder as agreed by and between the original owner and builder.

2. The construction work shall be carried out by the builder as per plan sanctioned by concerned authorities, and attached hereto marked annexure 'A'.

3. It has been decided by and between the builder and the owner that the owner shall pay Rs. 37000/- (Rupees thirty-seven thousand only) to the builder as earnest moneys of the construction cost of the unit on the signing of this agreement.

4. It has been decided by and between the parties hereto that the owners shall pay further a sum of Rs. 50000/- (Rupees fifty thousand only) being the balance of the construction cost of the unit before possession of the unit is handed over, on or before 31 July 85.

5. The owners shall be provided by the builder a constructed shed unit with 2 shutter doors, 4 glass fitted iron windows, one latrine. The masonry brick wall shall be 9 inches in width inside, nearu plaster - lag and outside rough plastering. The height of the said shed unit shall be 16 ft. side walls and in centre 21' height K.C.C. beams, and iron purlings covered with cement sheets.

6. The ground flooring shall be made out of cement koba in case the owners require any additions or alterations to be carried out in this respect the owner shall make extra lay-out towards the same.

DEED OF CONVEYANCE

This Deed of Conveyance is made and entered into at Mumbai, this 2nd day of July, 2008,

BETWEEN

MR. PARAMJEET SINGH BHALLA an Adult, Indian Inhabitant, Sole Proprietor of M/s. M. M. Enterprise having address at Prabh Dayal Co-operative Housing Society Ltd., 1/23, Parsiwada, Andheri (E), Mumbai - 400 099 hereinafter called "VENDOR" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators) of the ONE PART;

AND

M/S. PACE ENGINEERING INDUSTRIES PVT. LTD., Company registered under Indian Companies Act 1956, having registered office at 318, Mahavir Estate, Off Mahakali Caves Road, Andheri (E), Mumbai - 400 093, hereinafter referred to as "THE PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, Directors, executors, administrators; assigns) of the SECOND PART;

Paramjeet Singh Bhalla
M. M. Enterprise

CITIZENREDDY CO-OP. BANK LTD. 35470
 DR. ANTONIO D'SILVA SCHOOL 149345
 ANNEKSE S.K. BOLE ROAD DASTUR (W) 10-56
 MUMBAI-400 028. D-55TRPY/C.R.1009/04/2005/1310
 15
 35470
 JUN 30 2008
 MAHARASHTRA
 RAMP DUTY
 0000100/-PB5289

IN WITNESS WHEREOF the Vendor and the Purchasers have hereunto set and subscribed their respective hands and the common seal of the Purchasers have been hereunto affixed the day and year first hereinabove written.

THE SCHEDULE OF THE UNIT

Unit No.4 consisting of structure admeasuring 1360 sq. ft. Carpet area, and proportionate share in the land bearing No.11, Survey No.94, Hissa No.1771,Village Wally, Taluka Vasai, Dist Thane of Thane Division in the Registration Sub-District of Thane and bounded as follows, that is to say :-

- On or towards the East : by Open plot or land layout plot No.12.
- On or towards the West : by Open land of Plot layout plot No.10.
- On or towards the North : by Unit No.3 of the said plot.
- On or towards the South : by Unit No.5 of the said plot.

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto and to a duplicate hereof the day and the year herein above.

SIGNED AND DELIVERED by the)
 Withnamed "VENDOR")
 MR. PARAMJEET SINGH BHALLA) *Paramjeet*
 PAN NO. AAHLB4322P)
 In the presence of Prakash)
D. KHANMBE *Prakhamb*)
)
 SIGNED AND DELIVERED by the)
 withnamed "PURCHASERS")
 MS. PACE ENGINEERING)
 INDUSTRIES PVT.LTD.) *Mrs. P. Khambha*
 PAN NO. AAABP5166A)
 Through its Director)
 MR. VIREN SHAH)
 In the presence of Ruchir V. Shah)
P. Shah)

RECEIPT

RECEIVED on the day and the year first herein above written: the sum of **Rs.50,00,000/- (RUPEES TWENTY LAKHS ONLY)**, being the full and final payment towards the Sale of Unit No.4 consisting of structure admeasuring 1360 sq. ft. Carpet area, and proportionate share in the land bearing No.11, Survey No.94, Hissa No.1771,Village Wally, Taluka Vasai, Dist Thane of Thane Division from **M/s. PACE ENGINEERING INDUSTRIES PVT.LTD.**

Date	Cheque No.	Amnt	Bank
14/08/21	123266	Rs.15,00,000/-	Bank of Baroda, Taluka Vasai
25/08/21	325681	Rs.15,00,000/-	do
28/08/21	325682	Rs.20,00,000/-	do

I SAY RECEIVED
Paramjeet
 (MR. PARAMJEET SINGH BHALLA)
 VENDOR

WITNESSES :
 1. RUCHIR V. SHAH *P. Shah*
 2. PRAKASH D. KHANMBE *Prakhamb*



वसई-विवार शहर महानगरपालिका
विभागीय कार्यालय वालीव, प्रभाग समिती (जी)
मालमता करावे वित्त

महाराष्ट्र महानगरपालिका अधिनियमाचा अनुसूची २ मधील तरतूद ८, दिनांक ३१ व दिनांक ४० अन्वये) वार : 2021-22

मालमता क्र.: VLO9909
जर क्र.: 15870
नवी वी. नं.: 1988

देवाळ दिनांक: 29/08/2021
वित्त क्रमांक: 15452
कुल मालमता क्र.: 0

कारण	मालिग धरणाची	वारू मालिगी	पूजा
एकूण मालमता रक	0.00	13025.00	13025.00
फिन्स रक	0.00	5210.00	5210.00
रेव्ह्यू वी. वी. रक	0.00	13022.00	13022.00
बस रक	0.00	434.00	434.00
उपयोजन रक	0.00	720.00	720.00
अंतिम रक	0.00	500.00	500.00
फिन्स वारू रक	0.00	1000.00	1000.00
मालिगी रक (म. मालिगी)	0.00	0.00	0.00
मालिगी रक (व. व. मालिगी)	0.00	1000.00	0.00
अन्वय धरणाची	0.00	99.00	0.00
वाट रक	0.00	६००	0.00
वारा	0.00	०.००	0.00
एकूण फिन्स रक	0.00	22191.00	22191.00
व्युत्पन्न रक	0	0	0
अंतीम वारू रक	0	0	0
अंतीम वारू रक	0	0	0
एकूण रक 1 प्रभाग रक मालमता रक वारू रक (व. व. मालिगी) करवावर १%			22461
वित्त क्र.:			101186

कार्यालयी व वारू मालिगी पाहण्यासाठी
खालील QR स्कॅन करावे



ONLINE PAYMENT (ऑनलाईन पमेंट) - Website - www.wmco.in येथे करू शकता

नियम सूचना :-

- महाराष्ट्र महानगरपालिका अधिनियम क्रमांक 99 नुसार मा. महानगरपालिका सत्ता ठराव क्र. 27, दिनांक 20/02/2020 अन्वये मालमता वारू 2020-2021 या वार्यांतून सुधारित देयक काढण्यात आले आहे.
- वारू वित्त विभाग शासन नियम क्र.समब - 2817/व.क्र. 126/दि. 14, दि. 11 वी 2019 नुसार, व. क्र. व. क्र. (280/2020-21, दि. 04/11/2020 अन्वये उपरोक्त पुनः निश्चित करून मालमता वारू 2021-2022 या वार्यांतून सुधारित देयक काढण्यात आले आहे.

Ashish Mahavarao
132811482X
अति. अनुमत्.
महानगरपालिका

Maharashtra State Electricity Distribution Co. Ltd.
BILL OF SUPPLY FOR THE MONTH OF June 2021
GSTIN: 27AEC42534K9Z5 Website: www.mahadco.com HSN CODE: 27160000


Consumer No.: 00640487519
Consumer Name: M/S PACE ENGINEERING INDUSTRIES PVT. LTD.
Address: AGRWAL IND ESTATE GALIANO
4 PLOT NO 1
Village: WALIV Pin Code : 401208
Meter No.: 05554499999
Sanctioned Load (KW): 50.00 HP
Contract Demand (KW): 50.00 HP
Date of Connection: 10/07/1989
Supply at: LT
Category: Industrial
Elec. Duty: 10 PAKT F
Prev. Highest Bill Demand (KVA):
Security Deposit Held Rs.: 16350.00
S/D Arrears Rs.: 0.00

Month	Units	Bill Demand (KVA)	Bill Amount
May-2021	1401	21	18861.73
Apr-2021	1563	21	20262.26
Mar-2021	932	21	14784.57
Feb-2021	961	21	15000.33
Jan-2021	921	21	14672.01
Dec-2020	1130	21	17012.06
Nov-2020	1440	21	19187.73
Oct-2020	1336	21	26238.04
Sep-2020	732	21	21628.56
Aug-2020	1001	21	23770.21
Jul-2020	2433	21	12143.12
Jun-2020	113	24	967.49

BILLING HISTORY
Customer Care Toll Free No. 1812, 1800-233-3435, 1800-102-3435


Important Message
Consumers can pay online using Web banking, Check/DD/Debit cards at https://www.mahadco.com. Issues were after registration.
Submit update your E-mail and mobile number to Circle Office for receiving prompt alerts through SMS.
Special desk is operational for RTI Consumers, please contact: bilcom@mahadco.com for any clarification/ query or grievance.
This Electricity Bill should not be used for the address proof and as a proof of property ownership.
For any Payment to MSEDC, ENSURE & INSIET (or computerized) receipts with unique system generated receipt number. Do not accept hand written receipt. Pay online to avoid any inconvenience.

आता नवीन एल.ए.एम. (E-LMS) नवीन वी. वी. जोडणीसाठी
अधिक सुलभतेने
महानगरपालिका
महानगरपालिका



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

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Year 20212022 ▼

Selected District पालघर ▼

Select Taluka वसई ▼

Select Village गावाच नाव . मोजे वाळीव ▼

Search By Survey No Location

Annual Statement of Rates

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

magicbricks

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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



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

Plot area 5000 sqft

Transaction type

Resale

Get Documents Verified



Request Photos

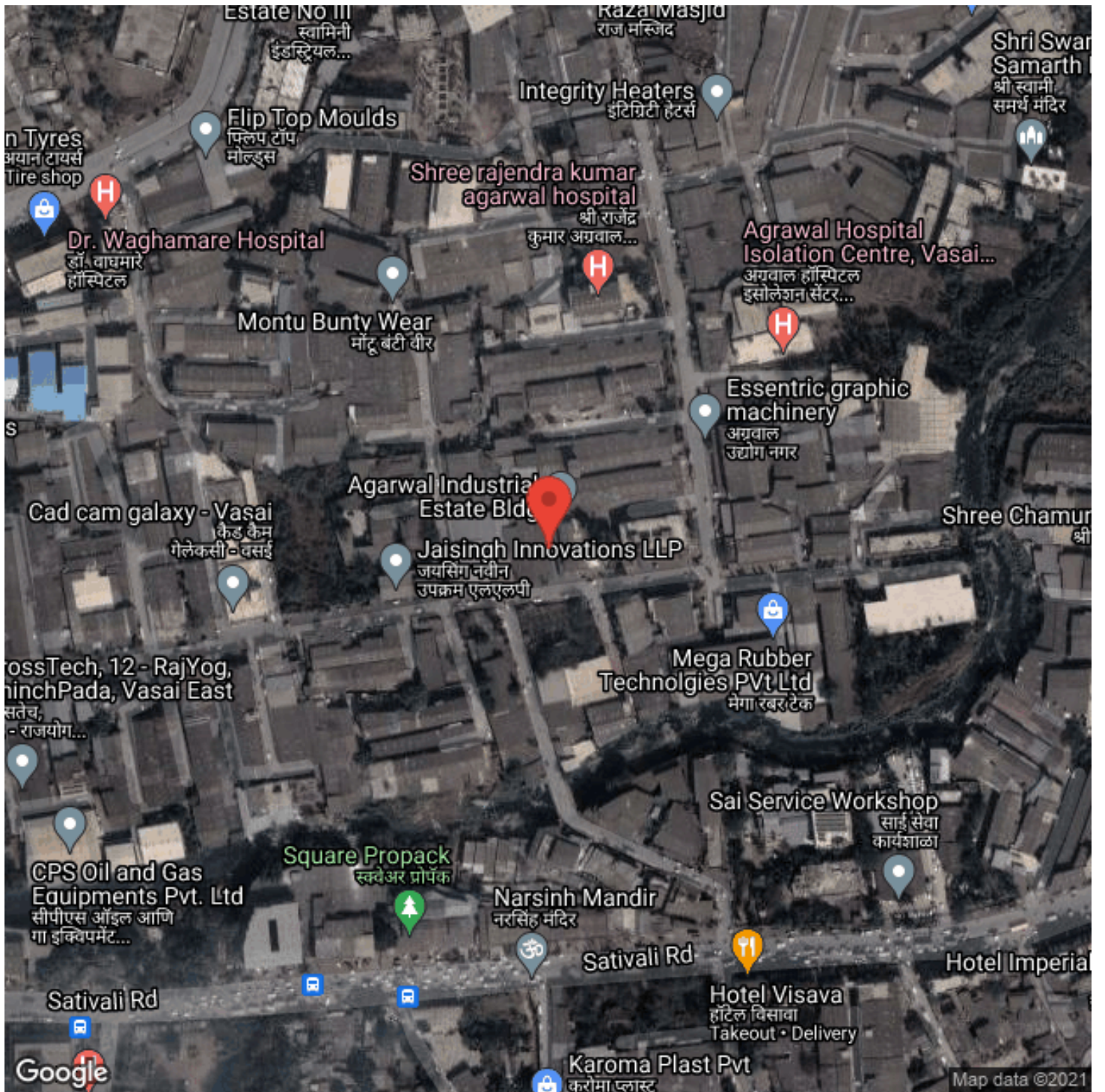
Age of Construction Less than 5 years

Type of Ownership Freehold

Pre Leased Property No

Facing Main Road Facing

Location Map



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

