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.

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

Mr. Lalit Sarvaiya (Chief Engineer) Date: 25/08/2021

VALUATION REPORT

Nam	e 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

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

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

 \checkmark 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)

Physical Details 4.

Boundaries a.

As per table below :

Det	ails	East	W	est		South	North
As per agreer (For Pl	r ment	By Open Plot Or Land Layout Plot No. 12	By Open Plo Layout Plot	ot Or		By Unit No. 5 Of The Said Plot	By Unit No. 3 Of The Said Plot
b. L	ongitu	ide / Latitude		:	72.85	8488 E / 19.408310 N	
c. N	Matchi	ng of boundaries		:	Detail	s Not Available.	
d. P	Plot de	marcated		:	Yes		
e. N	No. of I	rooms			Indust	trial Unit.	
f. T	otal N	o. of floors		:	Grour	nd + 2 (Part) Upper Floc	ors
g. F	loor o	n which property is loca	ated	:	Grour	nd Floor	
h. A	Age of	the building		:	(This Depar	: 37 years old is based on Indust tment Commencem 1736/Zone-IV/D-10/353	
i. R	Residua	al age of the property		:	About	: 38 years under norma	l condition
j. T	Type of	Structure		:	RCC		
5. T	ſenure	/ Occupancy Details		:			
a. S	Status (of tenure		:	Freeh	old	
b. N	No. of y	years of occupancy		:	36		
c. R	Relatio	nship of tenant to own	er	:	Not A	pplicable	
6. S	Stage o	of construction		:			
U	Jnder	construction / Complet	ed	:	Comp	leted	
a. T	Type of	construction		١			per Floors storey usual
b. S	Super s	tructure wall			floori	ng, Dry Distemper int	RCC slab having Koba ernally, Casing Capping umbing, MS Door Frame

Ref.	No.: MAG21-058/LMS/SPK/L	Date: 25/08/2021
c. d.	Internal finish External finish	with Paneled Door, Aluminium Sliding windows. Overall appearance of the GALA is Good. Architectural quality of the building is Good. Internal
e.	Flooring	height is 20'.
f.	Roofing	
g.	Colouring	}
h.	Electrification	
i.	Plumbing	
j.	Bathroom details	
k.	Kitchen details	
I.	Door details	
m.	Windows details	
n.	Overall appearance	
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	Built up Sft	Built Up	Carpet Sft	Built up	
		Sft **	*	(sft)	**	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	** 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							
	ements taken by us ion is based on the	•			ment is not	exorbitantl	y inflated.
-	are internally amal	•	•		ranco Eirst	floor and c	acond floor

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

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.

Fair market value

- a. Depreciation of construction
- b. Basis of Valuation

Mentioned at point No. j below

:

:

:

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.

Depreciated rate is adopted for 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 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 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		
Tota	al				₹ 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.						
 Fair Market Value : ₹ 86,40,000.00 [Rupees Eighty Six Lacs Forty Thousand] 				usand Only]			
g.	Realizable Value			n fair market value			
h.	Distress Sale value		: 20 % less tha ₹ 69,12,000.	n fair market value 00			
i.	Insurance Value		: 1200.00 sft. >	: ₹ 2,000.00 = ₹ 24,00	,000.00		

Govt. Guideline Value j. : 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

329-9-96 5 and the AT A 3800 tant residing at Goralpada Post Gokhivare, Vasal Road nine hundred eighty five BETWEEN JYCTI RANI S. AGARWAL Part, or meaning thereof be deemed to mean and include them expressing shall unless it be repugnant to the context Indian Inhabitant residing at Hira Mahal Near Vandana Thane (hereinafter called the 'Vendors' (which SHRI RAKESH KUMAR RAJENDRAKUMAR AGARWAL, Indian Inhabi-Talkies Agra Road Thane through her constituent attorney Alias MRS. JYCTI PRADEEP JAIN, age about 29 years. of Saplember in the Christian year one thousand and their heirs, executors, and administrators of One THIS INDENTURE made at Vasai on this _ ちちい 10000 ······ Andres Bills of a second second and the car and and and ··· Children Abs see 220 TWO HUNDRED RUPEES The cruck 261 S AUG ISBN 16 ··· 2. . . day

bearing D.I.L.R. Plot No. 1 (N.A. Plot No. 11) Survey No. that piece or parcel of land or ground hereditaments and of or otherwise well and sufficiently entitled to all premises situate at Valiv Taluka Vasai, Dist ; Thane of the SECOND PART. deemed to mean and include their successors and .assigns) it be repugnant to the context or meaning thereof be called the 'Purchasers' (which expression shall unless Dr. Annie Besant Road, Worli, Bombay 400 018, hereinafter Shah H.U.F.) having office at A/608, Poonam Apartment, Shah (As Karta and representing Viren Keshavlal X H.U.F.), (3) Viren Keshavlal Shah (4) Viren Keshavlal M/s. PALE ENGINEERING INDUSTRIES by their partners (As Karta and representing Rashmi Chandubhai Shah (1) Rashmi Chandubhai Shah (2) Rashmi Chandubhai Shah WHEREAS the Vendor is absolutely seized and possessed 1> 12 2 10 329 -2-90 39.00 M

Alert &

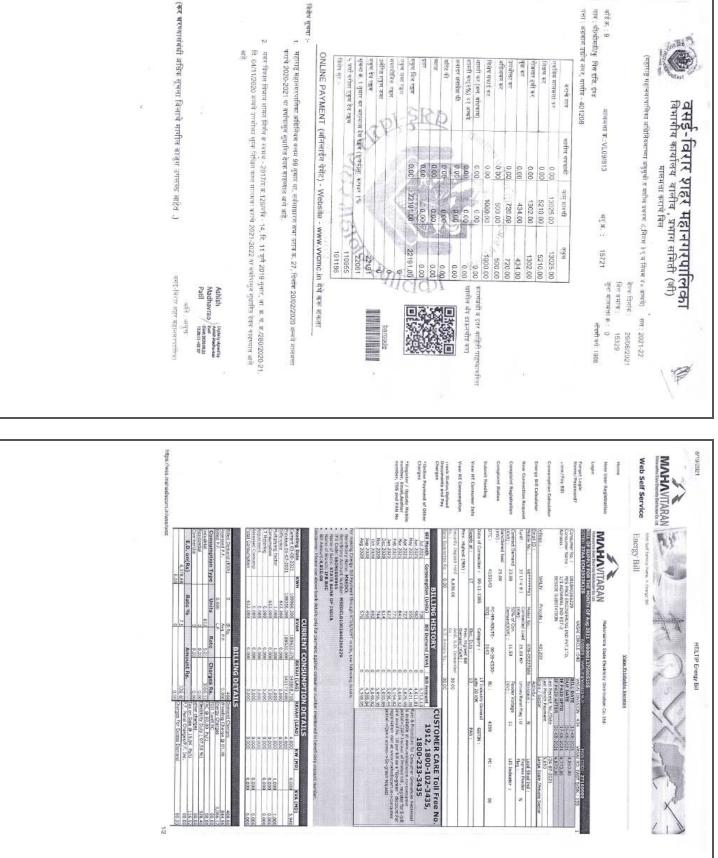
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and premises admeasuring about 2060 sq.mts. (about) #

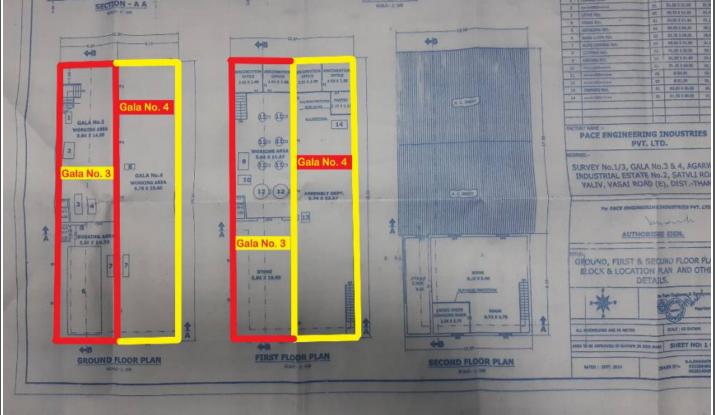
3 < 4 - 9.39 to vehicles and along and over and upon the land or road 22 e. 5 SURVEY NO. 94, HISSA NO. 17-1): the right to draw water from the well for his factor exclusive property of the vendor and shall permit THE 1ST SCHEDULE OF LAND(FLOT NO. 11 (D.I.L.R. FLOT No. 1) the well at their discretion. anyone and other plot/gala holders to draw water from well on the plot constructed by the Vendor shall remain use only. Panchayat Valiv vide their Resolution No. 3/20, dated ever by the Gram Fanchayat or any other local authority. be the exclusive property of the Vendor till it is taken drains, cables, etc. lying underneath. The Road shall other acts and things as may be reasonable necessary 23/7/1981 and their letter No. 22, dated 8/8/1981. The for the purpose so as not to damage or destroy the pipes, purpose to dig excavate refile resurface and to do all be kept in good repair and conditions and for the indicated on the said plan or map by dotted lines and to repair the said road in order that the said road may aforesaid from time to time and at all times hereafter successors and assigns and owner for the time being as that it shall be lawful for the said Furchasers its ALL that piece and parcel of land hereditaments Plan for construction is £ duly approved by Gram .u. 1 007201 The purchaser has only

with undevided proportionate Share right title and interest Purchasers situate lying and being at Village Valiv Taluka Area of Unit No. 3 plot No. 1 Survey No. 94, Hissa No. 17/1 containing by admeasuring about 1000 sq.ft. of the Plinth Sub-Registrar Vasai, within the limit of Valiv Gram Panchayat at Taluka Samiti Vasai Zilla Parishad Thane premises duly developed upto uncomplete plinth together plan and plot No. 1 of district Land Record Office SECOND SCHEDULE OF LAND UNIT NO. 3 FLOT NO. 11 OF LAYOUT of Valiv Gram Pancheyat, Taluka Samiti Vasai, Zilla District Thane, in their Registration Sub-District, 38,00 admeasuring 1000 sq.ft 11 (D.I.L.R. Plot No. 1) and bounded as follows :-Parishad Thane, as shown in layout plan as Plot No Vesai, Registration District Thane within the Demi ALL THAT piece or parcel of land hereditaments and In South surrounded by 50 ft. wide road H1888 No. 16. In North Land of Survey No. 94, Hissa No. 12, and 17-2, and H.No. 16, Survey No. 94. In West Land by Plot M No. 10, Survey No. 94, H.No. H155a No. 17-1, In East by Plot No. 12 of the said Survey No. 94, 1 14 1 06-26-625 9 22 20 1 1

2. K is 92. C. 1. R.KAJanuare India, being the full consideration I of N. 13,000/- No. 169302, dt. Thirtsen thousand only) by cheque WITNESSES : by them to me. money within mentioned to be paid 16/6/1985 drawn on State Bank of the sum of R. 13.000/- (Rupses I acknowledge to have received नीत आजून चित्ता-シンちち 329/00 ्रापन निर्वाचक याचि द्रय्यमं निबंधक, वसई. LANA IN 16 : कोटी पाने (गोव की की इपाल की वान्द्र की ही चेतली ती-Constituent Attorney of Jyoti S. Agarwal alias Jyoti Pradip Jain. Rakeshkumar Rajendrakumar I SAY RECEIVED Rs. 13,000/-Agarwal Reliat 12 329-98-94 32,00 हुच्यम (नेपंथक, वसहे. ter tob 35 Estavis 201 1garding 24 min St. Junto yas a orth बत्तावे्यय कजन विल्याचे क्याकथित ... २ व रेदा ... क AN and 22 ansure to sindate ant ある स्सऐवज कहन रेषार 32 30 mat mycer Are alinging division ground Inter Inter Nois IN INT hodetal 36 iner relians, SHE enno इसमात व्यक्तितः जापक्षात अणि द्याचा रस्तऐया जल्म देयाचा वय मसकेके इसम असे निबेदन सरतान र itila gur fratesia entr 2774 2 सामने अन्तर fazitisin distan 76-06-625 वसङ 3800 2.5 23 43 Tanua डुच्यम निवंधक, वसई.



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. objection to grant you final No Objection Certificate for construction of Industrial Estate for accommodating Small Scal Industries only at Plot No.11 equivalent to DILR No.1 on S.No. 94/17/1 & 2 Village Wally, Tal. Vasai, Dist. Theme for total built-up area of 764 sq.mtrs.(Seven hundred and eighty four sq mtrs.)as indicated in the amount attached to the above referred provisional No Objection Certificate and subject to conditions 1 to 9 as stipulated in the above referred No By Regd Post A.D. Sir, 5 You should approach for Final NOC for structure on Plot No.12 after completion of its construction. Objection Certificate. rjc.171084. Agra Road, Dist.Thane. M/s.Agarwal Construction Corporation, C/o.Shri.Shyambiharilal Agarwal & Others, Hira Mahal, Near Vandana Talkies, This is to inform you that this Directorate has no Reference:=This office Provisional NOC No. NOC/1736/Zone=IV/4156,dated 3-9-63. Subject:-Grant of NOC for construction of Industrial Estate known as Agarwal Industrial Estate No.2. FINAL NOC A 18 4 No.NOC/11736/Zene-IV/070/35/5 Diffectorate of Industries, New Administrative Building, Opp.Mantralays, Bombay-400 032. October, 1984. 9 2 007 1984 Jt. Director/of Industries(NC for Development Commissioner(I 17. 5- K Yours faithfully, orgeosta an Bello/2000 92/20 वसई-३ SECTION -SECTION - A A

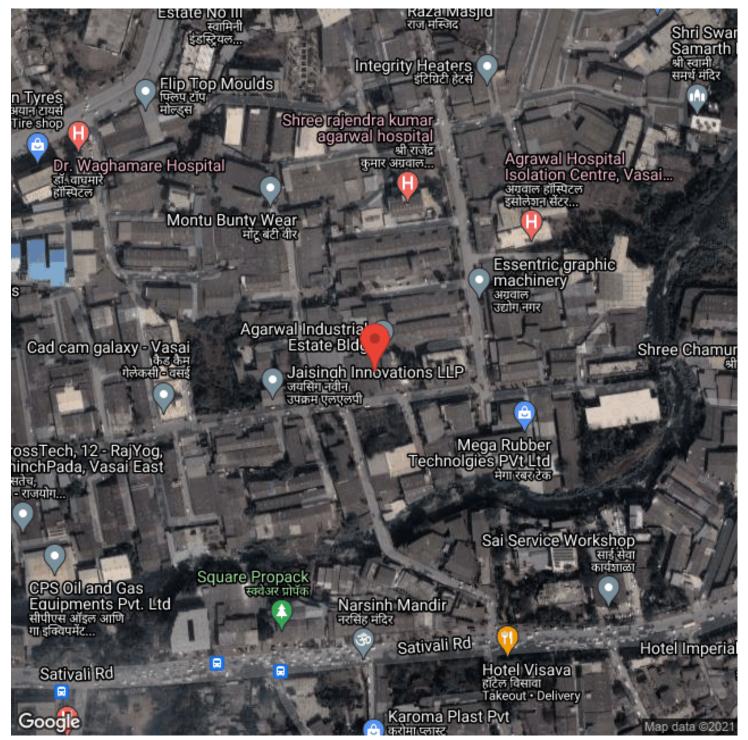


													20212022	Year			
Survey Number			SurveyNo	SurveyNo	<u>SurveyNo</u>	SurveyNo	<u>SurveyNo</u>	Select उप	Search By	Select Village	Select Taluka	Selected District			Home		æ
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₹ 1.18 Cr <u>O See Other Charges</u>	Industrial Building for sale in <u>Vasai East, Mumba</u> l				Agent Girish Dubey
PROPERTY DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS		
1	- And	Address Sativali Road Ne	Address Sativali Road Near By Waliv Phata Vasai East, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra	ii East, Mumbai	 Mira Road and Beyond, Maha
***		Super area	Transaction type		
1 N WELL		1562 sqft +	Resale		
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	Request Photos			PROPERTY DETAILS	₹ 2.62 Cr In ③ See Other Charges for	magicbricks
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Facing Main Road Facing	Age of Construction Less than 5 years	Super area 3500 sqft ≠ ₹7,500/sqft	Address Mahindra Showro	PRICE TRENDS		rools & Advice - What's
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		erified	Mira Road and Beyond, Maharashtra		Agent Girish Dubey	Sign In My Activity ∨ Po
			itra	Posted on: Jul 06, '21	Contact Now	Post Property FREE

Location Map



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

