

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

of Bombay Indian Inhabitant/s, residing at
 having his/their office at *A/608, Poonam Apartment, Dr. Annie Besant Road, Worli, Bombay* (which expression shall
 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

THIS AGREEMENT made at Bombay this *25th* day of
25 November in the Christian Year One Thousand Nine Hundred and
 Ninety-~~TWO~~ *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*
 of the OTHER PART

१७९३ रु. शिरो मूल्य
 १३००० कागज ९९००० रु.
 १२-१३-१९९३ कागज ९९००० रु.
 १२-१३-१९९३ कागज ९९००० रु.
 १२-१३-१९९३ कागज ९९००० रु.
 १२-१३-१९९३ कागज ९९००० रु.

बिक्री	५०००
भेरे	३०
मूल्य (१२/१३)	९०
कागज (१२/१३)	२
बादा मूल्य (१२/१३)	३०
कागज	९
बादा	२०
कागज	२०
बादा	२०

५२५०००

मुद्रा निवेदन, मुद्रा
 बिक्रीकी सुगमगी कागजातरीय
 निवेदनसे सर्व अधिकार बरतीये
 AGREEMENT FOR SALE

: 3 :

Schedule thereunder written and also described in Schedule I 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) Pushaben Jaiprakash

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: 7 :

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

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: 8 :

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

i)	<u>11%</u> per cent on completion of plinth	Rs. <u>38,500/-</u>
ii)	<u>40%</u> per cent on completion of all slabs	Rs. <u>1,40,000/-</u>
iii)	<u>12%</u> per cent on completion of walls	Rs. <u>42,000/-</u>
iv)	<u>8%</u> per cent Doors and Windows	Rs. <u>28,000/-</u>
v)	<u>5%</u> per cent on completion of flooring	Rs. <u>17,500/-</u>
vi)	<u>7%</u> per cent on completion of Plaster (Internal and external)	Rs. <u>24,500/-</u>
vii)	<u>3%</u> per cent on completion of sanitary fittings and plumbing	Rs. <u>10,500/-</u>
viii)	<u>14%</u> Balance at the time of possession	Rs. <u>49,000/-</u>

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

...9

: 25 :

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 Rupee above} 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 & Giridharlal, 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 Cundevali, 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

MUNICIPAL CORPORATION OF BOMBAY
 No. CE/6188/BEII/IX of **27 FEB 1993**
 भारतीय अग्निशक्ती विभागीय कार्यालय
 महाराष्ट्र अग्निशक्ती विभाग
 व. व. विभाग, अग्निशक्ती विभाग

To,
 ✓ Shri. Vijayanand Raje,
 Architect,
 26, 1st Floor, Podar Chambers,
 S.A. Brelvi Road,
 Bombay-400 001.


SUB : Occupation certificate for 'Service Industrial Estate' on plot bearing C.T.S.No.238/5 of Gundavali Village and P.No.32 of Mahal Industrial Estate at Mahakali Caves Road, Andhori (East).

REF : Your letter dated 18.9.1992.

Sir,
 ...
 With reference to the above, I have to inform you that, there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions, which should be complied with within 3 (three) months from the date of receipt hereof.

1. That the certificate under Sec.270-A of the B.M.C. Act for adequate water supply should be obtained from Hydraulic Engineer.

This permission is granted without prejudice to action under Sec.353-A/471 of Bombay Municipal Corporation Act.

Yours faithfully,
 27/2/93
 Executive Engineer, Building Proposals,
 (Western Suburbs) 'K', East. P. Wards.

SD/20.2.93

: 26 :

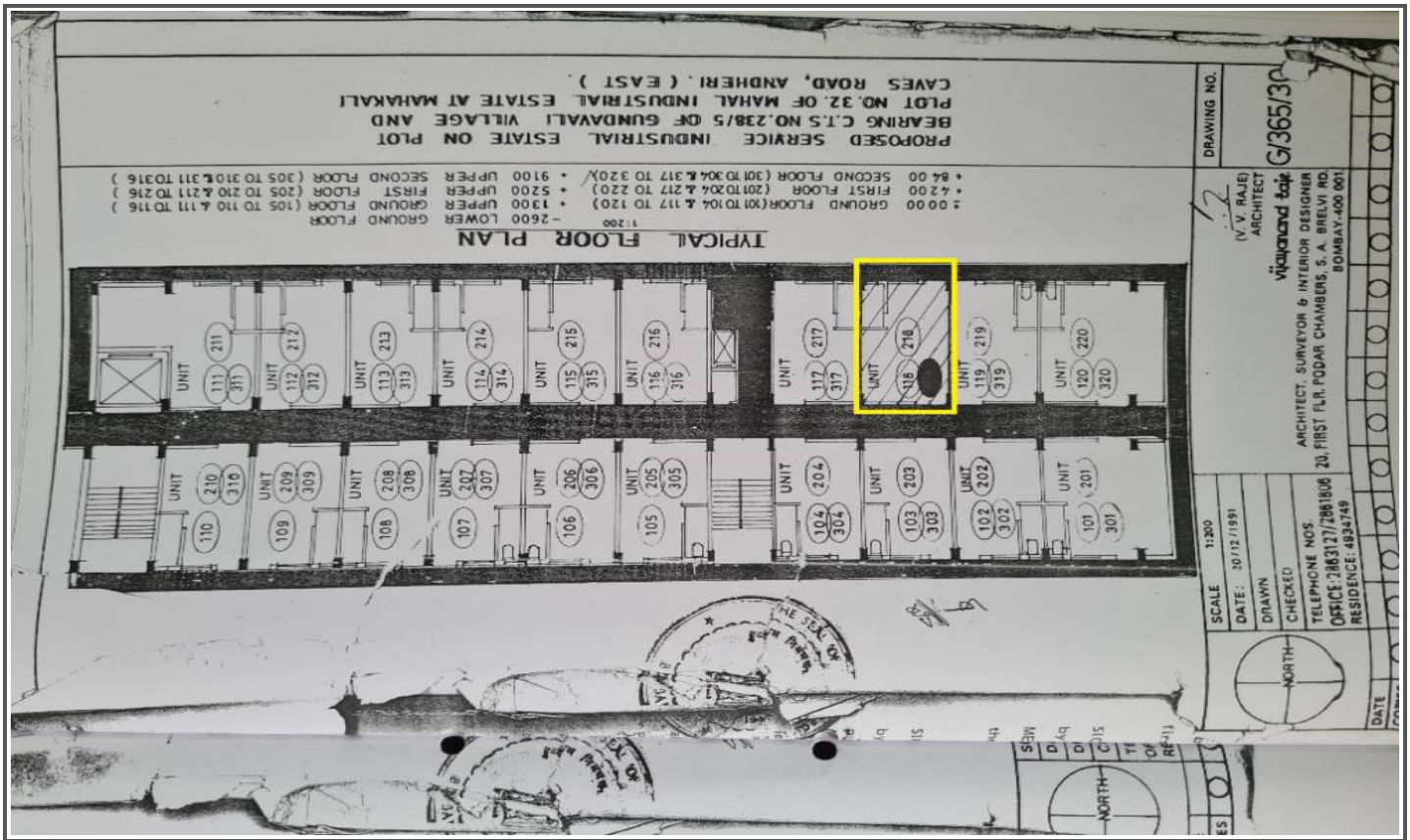
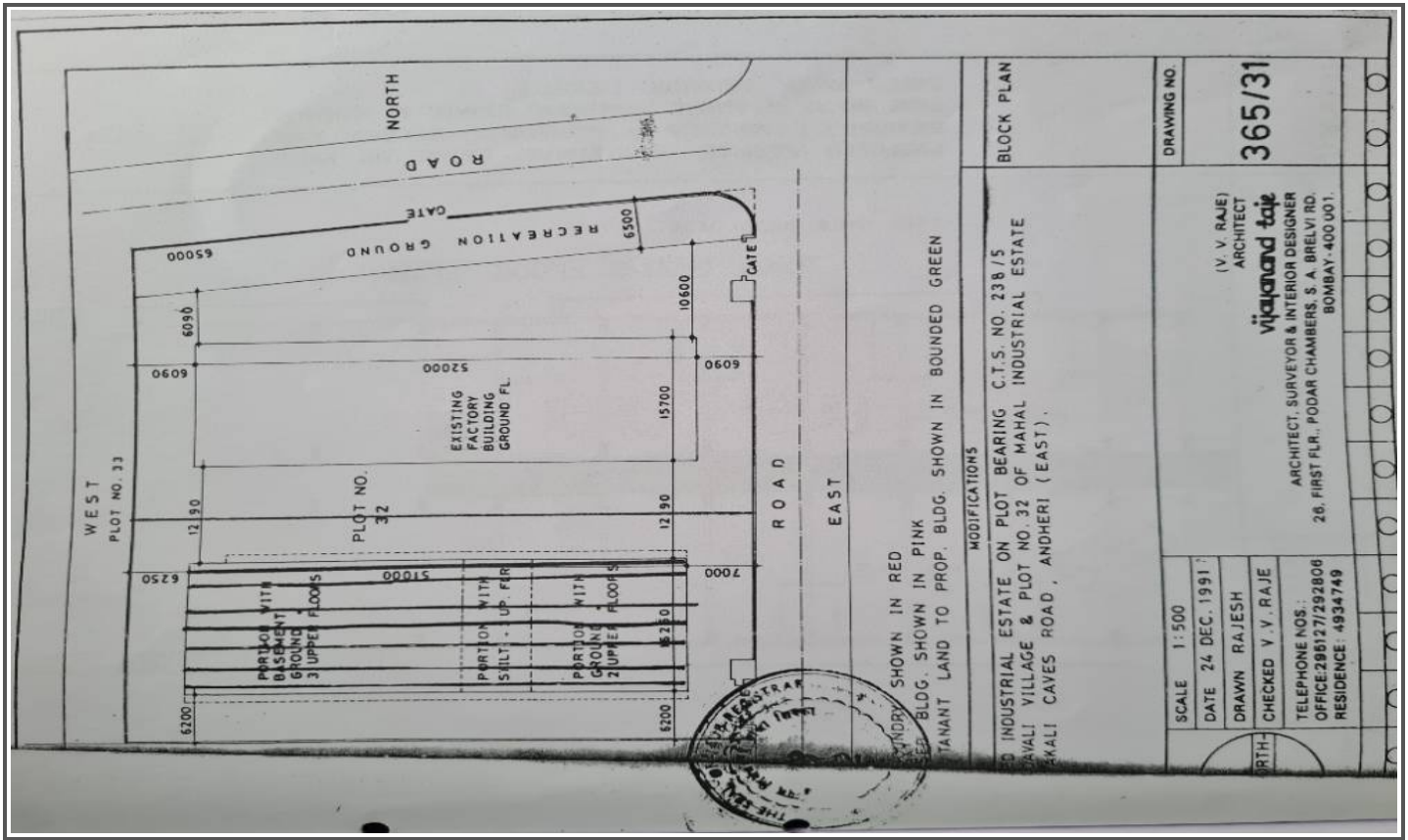
the Registration Sub-District of Bandra, Bombay Suburban District, District Bombay but now in the Registration Sub-District of Bombay City and Suburban and bounded as follows :- that is to say -

On or towards the North by 33' Wide Road ;
 On or towards the South by Plot No. 31 of the said Estate ;
 On or towards the West by Plot No. 32 of the said Estate ; And
 On or towards the East by 33' Wide Road.

SCHEDULE II

- 1) The super-structure will be of R.C.C.
- 2) The Floor height will be 13'11/4' Clear.
- 3) Main_entrance to each unit will be of Rolling Shutters.
- 4) All windows will be of steel except W.C. which will of teak wood.
- 5) R.C.C. Grill-ventilators will be provided at suitable height.
- 6) The flooring of units and passages shall be rendered with thick Indian Patent stone with Ironite Topping.
- 7) All entrances to the Building on the ground floor shall be provided with W I Collapsible gate.
- 8) Each unit will be provided with W.C. and one wash basin.
- 9) Three Light points, One Power point and one Plug point will be provided in each unit.
- 10) Necessary Light points shall be provided in passage & Staircase areas.
- 11) Necessary Over-head/underground tanks as per B.M.C. Rules will be provided with required capacity water pumps.
- 12) One Luggage Lift & One Passenger Lift will be provided.
- 13) Fire Hydrant around the building will be provided.
- 14) Each gala will be provided with one Telephone Connection.
- 15) R.C.C. Loft as per municipal regulations will be provided.
- 16) Common communication facilities like Fax, Telex, PCO will be provided.

...27



SCALE	1:500
DATE	24 DEC. 1991
DRAWN	RAJESH
CHECKED	V. V. RAJE
TELEPHONE NOS.	2863177 / 2861806
OFFICE	2863177 / 2861806
RESIDENCE	4934749
ARCHITECT	(V. V. RAJE) ARCHITECT
ARCHITECT	vijayanand raj
ARCHITECT, SURVEYOR & INTERIOR DESIGNER	
26, FIRST FLR., PODAR CHAMBERS, S. A. BRELVI RD.	
BOMBAY-400 001.	
DRAWING NO.	365/31

SCALE	1:200
DATE	30/12/1991
DRAWN	CHECKED
TELEPHONE NOS.	2863177 / 2861806
OFFICE	2863177 / 2861806
RESIDENCE	4934749
ARCHITECT	(V. V. RAJE) ARCHITECT
ARCHITECT	vijayanand raj
ARCHITECT, SURVEYOR & INTERIOR DESIGNER	
26, FIRST FLR., PODAR CHAMBERS, S. A. BRELVI RD.	
BOMBAY-400 001.	
DRAWING NO.	G/365/31A

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		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

THIS IS COLOUR XEROX COPY

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)

Date: 14-08-2002.

REGN. NO. : BOM/WK-EGNL/0731/2001-2002

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

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

THIS IS COLOUR XEROX COPY

Sunni Chairman
P. S. V. S. Hon. Secretary
X. S. S. Member of the Committee

14/7/21

MAHAVIR INDUSTRIAL ESTATE PREMISES CO-OP. SOCIETY LTD.
Registration No : BOM/W-K-E/GNL/O/72/2001-02
 PLOT NO. 32, MAHAL INDUSTRIAL ESTATE, OFF MAHAKALI CAVES ROAD, ANDHERI (E), MUMBAI-400093
 Tel : 022-49742879 | Email : mahavirindustrialstate@gmail.com
 PAN: AAAAM574H | GSTIN: 27AAAAM574H2Z2H

TAX INVOICE
 Invoice No : GST/IN21/22/143
 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 AMOUNTS	-
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 Cr (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
Maintenance Charges (HSN: 999599)	6,070.00	546.00
Total	6,070.00	546.00
		CGST @ 9%
		SGST @ 9%

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 @ 2 1/2% p.a.
- Billing query, if any should be intimated in writing by the member to the society.
- Current Bank : SB A/c No. 50322010061763, IFSC: CNRB00015032, Branch: Marol Branch

For MAHAVIR INDUSTRIAL ESTATE PREMISES CO-OP SOCIETY LTD.
HON SECRETARY

YOUR BILL OF SUPPLY

TATA POWER
Lighting up Lives!

YOU CAN REACH OUT TO US AT:
 TOLL FREE NO: 19123
 WHATSAPP: 945116327
 IN CASE OF FIRE / ACCIDENT: 022-2571-4399
 EMAIL: customercare@tatapower.com
 WEBSITE: cp.tatapower.com

The Tata Power Company Ltd. Commercial Dept. Maint. Division
 Diversion Incoming Station, Mahape (W), Mumbai-400019

Bill Period: 09.08.2021 to 07.07.2021
 Bill Date: 10.07.2021
 Tariff Category - LT (HA)
 LT-COMMERCIAL 220 KW
 MRU : W0628533
 Consumer : Welcome
 Type of Supply : 3PHASE LT
 Nxt. Mtr. Reg. Dt. : 07.08.2021 (Tentl.)

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 After Discount 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

Wear Mask ✓ Use Sanitizer ✓ Maintain Social Distancing ✓ Get Vaccinated ✓

Stay Safe!

Shop No 07, 7A Shri Hari Co-op Society, RTO Road, Lohandwala Complex, Landmark-Nxt to Ambekar 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 redressal & online Grievance redressal system through Internal Complaint Redressal System (ICRS) & CORF.

FOLLOW US ON:

THE TATA POWER COMPANY LIMITED
Consumer No: 9000 0019 7259


Bill No : 9200378067	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 CANO: 9000 0019 7259
 For multiple payments, please indicate the amount on back of the cheque.
 Please don't issue pre-authorized or retention cheques. P/s attach payment slip(s).



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

Language

Annual Statement of Rates

Selected District

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 Survey No Location

Enter Survey No

Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
40/210-भुभाग: उत्तर, पूर्व 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

₹1.25 Cr

@ 21,739 per sq.ft.

Estimated EMI ₹99,838


RERA STATUS 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



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

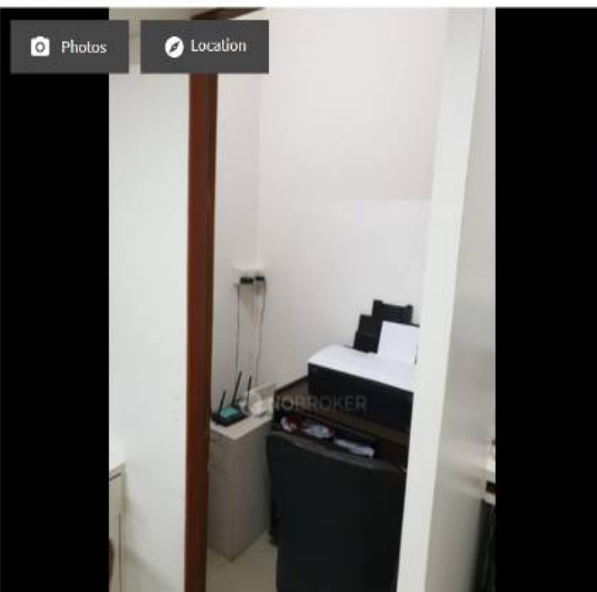

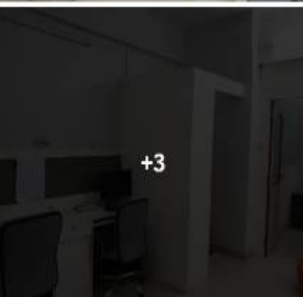
Built Up Area

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

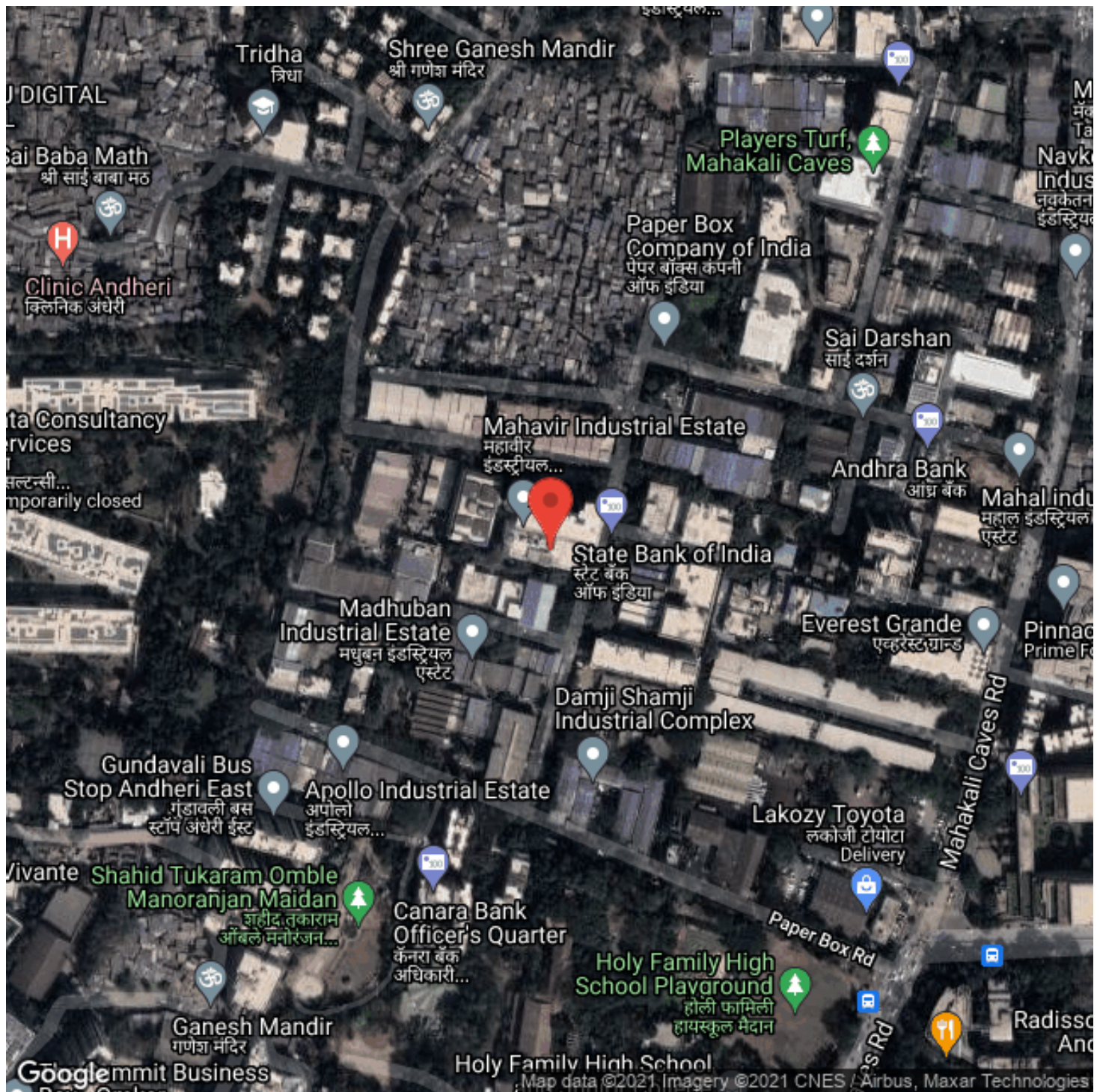
Report what was not correct in this property

Listed by Broker

Sold Out

Wrong Info

Location Map



Client Name: M/S Pace Engineering Industries

