

VAL/0400/2023-24



VAL/0400/2023-24

Date: 18/01/2024

To,
TJSB Sahakari Bank Ltd,
TR II Branch

VALUATION REPORT FOR M/S. VELOCITY BATTERIES

MR. SAURABH MADHAV PARANJPE

For Property located at: Shop No. 1, Ground Floor, Neelambari Co-Operative Housing Society Ltd, G. B. Road, Charai, Thane West: 400 601.

Name of Govt. Registered Valuer:		Er. Shriharsh Madhusudan Khadilkar
Registration No		NSK/CCIT/Tech./34AB/(58/66) (Imm.Prop.) /CAT-I/2012-13
Valuation Report		
	Bank Name & Branch	: TJSB Sahakari Bank Ltd, TR II Branch
	In Presence Name	: NA
II	SHOP/Residential Unit/ Office/ Industrial Gala etc.	
1	Purpose for which the valuation is made	: To ascertain the present fair market value of the property
2	Date of Visit	: 18/01/2024
3	Date of Valuation	: 18/01/2024
4	Type of Property (Residential Building/ Commercial Building etc. to be specified)	: Residential cum Commercial building
5	List of Documents produced for perusal/ Property records	:
	i) Agreement for sale	: Made Between Mrs. Chandrakala Dhanji Yadav- The Transferors' (One Part) & Mr. Saurabh Madhav Paranjpe- The Transferees' (Other Part) Vide Doc. No. TNN-5-2720-2014 dated 14/03/2014.
	ii) Commencement Certificate	: Issued by Thane Municipal Corporation Vide Ref. No. V.P. No. 2004/135/TMC/TDD/200 dated 22/03/2006 on land bearing C. S. No. 33, Sector 2, Village-Charai, Thane.
	iii) Occupancy Certificate	: Issued by Thane Municipal Corporation Vide Ref. No. V.P. No. 2004/135/TMC/TDD/737 dated 12/02/2007 on land bearing C. S. No. 33, Sector 2, Village-Charai, Thane.
	iv) Electricity Bill	: Issued by Mahavitaran for the month of Dec 2023 dated 25/12/2023 in the name of Smt. Chandrakala Dhanji Yadav Vide Consumer No. 0000 1701 3238 for Shop No. 1.



	v) Society Maintenance Bill	:	Bill No. NCHS/1583/2023, Issued by Neelambari Co-Operative Housing Society Ltd for the month of Oct to Dec 2023 dated 31/10/2023 in the name of Mr. Saurabh Paranjpe for Shop No. 01.												
6	GPS Coordinates	:	19°11'48.0"N 72°58'24.7"E												
7	Name of the owner(s) and his/her/their address (es) with phone no.	:	Mr. Saurabh Madhav Paranjpe Shop No. 1, Ground Floor, Neelambari Co-Operative Housing Society Ltd, G. B. Road, Charai, Thane West: 400 601. Saurabh: 9833480450												
8	Type of Ownership	:	Single Ownership												
9	Brief description of the property	:	Commercial Shop												
10	Detailed Address of Property: Including survey, no & Prominent landmark. Postal Address: Address as per revenue records:	:	Shop No. 1, Ground Floor, Neelambari Co-Operative Housing Society Ltd, G. B. Road, Charai, Thane West: 400 601.												
11	Proximity to Highway/Railway	:	Nearest Highway is Mumbai Agra National Highway from 1.4 KM, Nearest Railway Station is Thane Railway Station 1.7 KM. away												
12	Additional Property Details	:	G. B. Road, Charai, Thane West.												
13	Total Constructed Area and cost of construction if any	:	NA												
14	Other Specific Observation: - (Any favorable or adverse observations)														
15	Type of surrounding area	:	Commercial												
16	Classification of surrounding area	:	Middle class												
17	Proximity to civic amenities	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Distance (KMs/Mtrs)</th> <th>From (Specify name)</th> </tr> </thead> <tbody> <tr> <td>School/ Collage</td> <td>270 Meter</td> <td>St. John the Baptist High School & Jr. Collage</td> </tr> <tr> <td>Hospital</td> <td>55 Meter</td> <td>Sampada Hospitals & Intensive Care Unit</td> </tr> <tr> <td>Bus Stop</td> <td>400 Meter</td> <td>Talav Pali Bus Stop</td> </tr> </tbody> </table>	Particulars	Distance (KMs/Mtrs)	From (Specify name)	School/ Collage	270 Meter	St. John the Baptist High School & Jr. Collage	Hospital	55 Meter	Sampada Hospitals & Intensive Care Unit	Bus Stop	400 Meter	Talav Pali Bus Stop
Particulars	Distance (KMs/Mtrs)	From (Specify name)													
School/ Collage	270 Meter	St. John the Baptist High School & Jr. Collage													
Hospital	55 Meter	Sampada Hospitals & Intensive Care Unit													
Bus Stop	400 Meter	Talav Pali Bus Stop													
18	Modes of transport to the property	:	By Road												
19	Details of the building structure	:	Ground + 06 Upper Floors												
20	Year of Construction	:	2007 (As per OC)												
21	Age of the building	:	17 Years Old												
22	Anticipated future of life of the building	:	43 Years Life												
23	Present condition of the building	:	Good												

24	Type of Construction	:	RCC Structure
25	No of Floors & Property located at floor	:	Shop No. 1, Ground Floor
II Details of Interiors of the Property			
i)	Plaster & Painting	:	Internally Cement & Externally Sand Faced
ii)	Door and windows	:	MS Gill with Rolling Shutter Door & syntex glass door for entrance.
iii)	Type of Flooring	:	Vitrified Flooring
iv)	Details of Toilets	:	NA
v)	Plumbing line & Sanitary Fittings	:	NA
vi)	Electrical Installation	:	Case Capping Electrification
vii)	Details of Lift Facility	:	01 Lift
viii)	Reserved parking for security	:	Open
ix)	Compound Wall gates and Security	:	Yes
x)	Any Special amenities provided	:	Yes
26	Details of Terrace	:	Yes
27	Whether occupied by the owner/ tenant?	:	Owner Occupied
28	Basis of Valuation: (Mention the details of last 3 latest sale transactions registered with registrar also.)		
	Sr. No.	Details	Date
			Carpet Area (sq.ft.)
			Market Rate per sq.ft.
			Agreement value (Rs.)
	1	Prakash Darshan	07/11/2023
	2	Sai Vasaiya	28/07/2023
			149
			32,886/-
			100
			20,000/-
			Rs.49,00,000/-
			Rs.20,00,000/-
	(Copy of Index II of recent Transactions to be appended)		
29	Market Value (Mention in words & figures):		
	Sr. No	Property Description	Carpet Area (in sq.ft)
			Market Rate per sq. ft.
			Market Value (in Rs.)
	A	(104 X Rs.42,000/-)	104
	B	-	-
	C	GRAND TOTAL (A + B)	
			42,000/-
			Rs.43,68,000/-
			-
			Rs.43,68,000/-
	(In Word: Rupees Forty-Three Lakhs Sixty-Eight Thousand Only)		
	Screenshots of the sites referred while conducting market survey to be appended eg. Housing Com, Margicbricks com etc		
30	Net Realizable Value (Considered at 90% of total market value) (Mention in words & figures):		
	Sr. No.	Property Description	Carpet Area in sq.ft.
			Realizable Value per sq.ft.
			Realizable Value (in Rs.)
	A	(Rs.43,68,000/- X 90%)	104
	B	--	--
	C	GRAND TOTAL (A + B)	
			37,800/-
			Rs.39,31,200/-
			--
			Rs.39,31,200/-
	(In Word: Rupees Thirty-Nine Lakhs Thirty-One Thousand Two Hundred Only)		
	(Note: Valuer to use their own discretion to arrive at the percentage of total market value)		
31	Distress Sale/force/Auction Value (Considered at 80% of total market value) (Mention in words & figures) (Rs.43,68,000/-X 80% = Rs.34,94,400/-) (In Word: Rupees Thirty-Four Lakhs		(Note: Valuer to use their own discretion to arrive at the percentage of total market value)s

	Ninety-Four Thousand Four Hundred Only)			
32	Government value as per Annual Statement of Rates by Maharashtra 2023-24 (State name & year to be mentioned accordingly). Provided RR Rate is for new construction which is Rs.2,25,100/- per sq. mtrs i.e, Rs.20,912/- per sq.ft BUA.			
	Sr. No	Property Description	Area (in sq.ft)	Market Rate per sq.ft.
	A	(Carpet Area 104 Sq. Ft. X 20% Loading X Rs.20,912)	124.8	20,912
	B	-	-	-
	C	GRAND TOTAL (A + B)		Rs.26,09,818/-
	Screenshots of Government Ready Reckoner rates for the specific year to be appended (wherever available)			
	Declaration <ul style="list-style-type: none"> • This Valuations is based on the information & documents provided by the Client. • The information provided above is true & correct to the best of my knowledge & belief. • I have no direct or indirect interest in the property valued. • I have not checked the legal title of the property. This valuation is based on the assumption that the property has clear & marketable title. • This valuation is valid only for the purpose mentioned in the report. • Fair Market Value mentioned above is defined as the estimated amount for which a property or a space within a property should exchange on the date of valuation between a willing buyer & a willing seller. • Distress Sale Value is defined as the amount which may reasonably be received from the same of the property within a time frame too short to meet the marketing time frame of the market value definition & also involve an unwilling seller & a buyer or a buyer who buy with a knowledge of the disadvantage of the seller. • The Fair Market Value mentioned above is based on the present market rates of the properties in the area. Market value may change in future depending on the trends in national & international market, demand & supply, change in govt. polices, development in the surrounding area etc. Hence the basis of valuation mentioned above is justifiable for present market situation. • The report is for the sole use of TJSB Sahakari Bank Ltd, to whom it has been addressed to; neither the whole nor any part of this valuation report and any reference there to this report may be utilized without the prior written approval from us. • We have valued the right property. 			

Valuer Regn.No.NSK/CCIT/Tech /34AB/(58/66)(Imm. Prop.1)/CAT-I/2012-13

Mr. Suriharsh Khadilkar
Valuer - M/s. AON FinTech Pvt. LtdPlace: Mumbai
Date: 18/01/2024

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rupees _____ only).

Signature

Date : (Name& Designation of the inspecting Official/s)

Countersigned

Date:
(Branch Manager)



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For Property located at: Shop No. 1, Ground Floor, Neelambari Co-Operative Housing Society Ltd, G. B. Road, Charai, Thane West: 400 601.

PHOTO PRESENTATION



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DOCUMENTS
INDEX-II

Index-II (सूची - 2)

सूची क्र.2 दुकान क्रमांक : राह दु.नि.उत्पणे 5
 20214 दस्त क्रमांक : 2720/2014
 मोटारी :
 Regn 63m

मूलाचे मूल्य - 1) पंचसहास्री

विवरण	कराजमूल्य	टिप
1) मालकीचा पत्र	2030000	
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100) मालकीचा पत्र		

1) मालकीचे सादरदणे म.म.प.द्वारे बर्लन आदमिना नं. दुकान नं. 1, माला नं. लक्ष्मणलाल, इमारतीचे माल मीलाबरी को ऑप ही से नि, ब्लॉक नं. पंचसहास्री, रीट नं. उत्पणे, इतर मालिके: इतर मालिके: मीला पंचसहास्री, रीट नं. 12 डी रिट नं. 33 (इति नं. 5/19 5 एक) (C.T.S. Number 33 ;)

2) 11.82 चौ.मीटर

3) माल-मंडळाला पत्राची पत्र - - वर-50, पत्रा-माली नं. , माला नं. , इमारतीचे माल मीलाबरी को ऑप ही उत्पणे उत्पणे, ब्लॉक नं. मीलाबरी, रीट नं. उत्पणे, माला-उत्पणे, उत्पणे. रीट नं. 400502 रीट नं. -

4) माल-मंडळाला पत्राची पत्र - - वर-42, पत्रा-माली नं. , माला नं. , इमारतीचे माल मीलाबरी को ऑप ही उत्पणे उत्पणे, ब्लॉक नं. मीलाबरी, रीट नं. उत्पणे, माला-उत्पणे, उत्पणे. रीट नं. 400502 रीट नं. -

5) माल-मंडळाला पत्राची पत्र - - वर-32, पत्रा-माली 3/304, - माला नं. , मालिके, उत्पणे, Kasarwadeval, Maharashtra, Thane, Non-Government. रीट नं. 400601 रीट नं. -

14/03/2014

14/03/2014

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