

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 Rep	ort	
	Bank Name & Branch	1:	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	1:	18/01/2024
3	Date of Valuation	1:	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	:	
	1)Agreement for sale	:	Made Between Mrs. Chandrakala Dhanj 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 Vid. Consumer No. 0000 1701 3238 for Shor No. 1.





	v)Society Maintenance Bill		Neclambari Ltd for the m 31/10/2023	Co-Operative nonth of Oct to in the name	023, Issued b Housing Societ o Dec 2023 date of Mr. Saurab
6	GPS Coordinates	+	Paranipe for	Shop No. 01.	
7	Name of the owner(s) and his/her/their address (es) with phone no.	:	Mr. Saurabh Shop No. 1, Operative Ho	using Society e West: 400 6	njpe r, Neelambari Co r Ltd, G. B. Road
8	Type of Ownership	1:		ehin	
9	Brief description of the property	1:			
10	Including survey, no & Prominent landmark. Postal Address: Address as per revenue records:	:	Shop No. 1, Operative Ho	Ground Floor	, Neelambari Co Ltd, G. B. Road 01.
11	Proximity to Highway/Railway	:	Highway from	m 1.4 KM,	oai Agra Nationa Nearest Railway Station 1.7 KM
12	Additional Property Details	1:		harai Thane	West
13	Total Constructed Area and cost of construction if any	1:		marai, mane	west.
14	Other Specific Observation: - (Any favorable or adverse observations)			100	The same
15 16		- :	Commercial Middle class	The second second second second	na tital anni markin ghaib (markining paranga) i
17	Proximity to civic amenities	:	Particulars	Distance (KMs/Mtrs)	From (Specify name)
			School/	270 Meter	St. John the
			Collage		Baptist High School & Jr. Collage
			Hospital	55 Meter	
				55 Meter 400 Meter	School & Jr. Collage Sampada Hospitals & Intensive Care
18	Modes of transport to the property		Hospital Bus Stop By Road	400 Meter	School & Jr. Collage Sampada Hospitals & Intensive Care Unit Talav Pali Bus
18 19	Details of the building structure		Hospital Bus Stop By Road Ground + 06	400 Meter Upper Floors	School & Jr. Collage Sampada Hospitals & Intensive Care Unit Talav Pali Bus
	Details of the building structure Year of Construction	:	Hospital Bus Stop By Road Ground + 06 2007 (As per	400 Meter Upper Floors OC)	School & Jr. Collage Sampada Hospitals & Intensive Care Unit Talav Pali Bus
19	Details of the building structure Year of Construction Age of the building	:	Hospital Bus Stop By Road Ground + 06 2007 (As per	400 Meter Upper Floors OC)	School & Jr. Collage Sampada Hospitals & Intensive Care Unit Talav Pali Bus
19 20	Details of the building structure Year of Construction	:	Hospital Bus Stop By Road Ground + 06 2007 (As per	400 Meter Upper Floors OC)	School & Jr. Collage Sampada Hospitals & Intensive Care Unit Talav Pali Bus





24									
_		of Construction		:	RCC Str	ucture			
25	No of	Floors & Property located	l at floor	:		1, Ground F	loor		
II	Detai	ls of Interiors of the Pro	perty						
i)	Plaste	er & Painting		1	Internall	v Cement & I	Externally Sand Face		
ii)	Door and windows				Internally Cement & Externally Sand Face MS Gill with Rolling Shutter Door & synte				
					glass door for entrance.				
iii)	Type	of Flooring		:	Vitrified				
iv)		ls of Toilets		:		10011118			
v)	Plum	bing line & Sanitary Fittii	ngs	:	NA				
vi)	Electr	rical Installation	-80	:		ping Electrifi	cation		
vii)	Dctai	ls of Lift Facility		:	01 Lift	ping Diccum	cauon		
vii)	Reser	ved parking for security		:	Open				
x)	Comp	oound Wall gates and Sec	urity	:	Yes		THE RESERVE		
x)	Any S	Special amenities provided	1		Yes				
26	Detai	ls of Terrace	A	:	Yes		SHAFTING THE STREET		
27		her occupied by the owne	r/tenant2	:		coupied			
28	Basis	of Valuation:	i/ tenantr		Owner Or	cupicu			
		tion the details of last 3 la	test sale tra	ns	actions res	gistered with	registrar also.)		
	Sr.	Details	Date	T	Carpet Are	a Market	Agreement value		
	No.				(sq.ft.)	Rate per	(Rs.)		
						sq.ft.			
	1	Prakash Darshan	07/11/2023		149	32,886/-	Rs.49,00,000/-		
	2		28/07/2023		100	20,000/-	Rs.20,00,000/-		
20		of Index II of recent Tran			appended)				
29	Market Value (Mention in words & figures):								
	Sr.	Property Descrip	ption		Carpet	Market	Market Value		
	No	The second second			Area	Rate	(in Rs.)		
	11	1101111 100001			(in sq.ft) 104	per sq. ft.	Rs.43,68,000/-		
	Λ	(104 V Da 40 000 /)		\top					
	A	(104 X Rs.42,000/-)		F		42,000/-	13.43,00,000/-		
	В	-		-	-	-			
	В С	- GRAND TOTAL (A + B)	alsha Circty			-	Rs.43,68,000/-		
	B C (In W	GRAND TOTAL (A + B) ord: Rupees Forty-Three I		Eig	- ght Thousa	nd Only)	Rs.43,68,000/-		
	B C (In W Scree	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referre	d while cond	Eig	- ght Thousa	nd Only)	Rs.43,68,000/-		
30	B (In W Scree	GRAND TOTAL (A + B) ord: Rupees Forty-Three Itemshots of the sites referred	d while cond	Eig	tht Thousa	nd Only) et survey to b	Rs.43,68,000/- ee appended eg.		
30	B C (In W Scree Hous Net R	GRAND TOTAL (A + B) ford: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of the calizable Value (Consider	d while cond	Eig	tht Thousa	nd Only) et survey to b	Rs.43,68,000/- ee appended eg.		
30	B C (In W Scree Hous Net R figure	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consider es):	d while cond om etc ed at 90% of	Eig	tal market	- and Only) et survey to b value) (Ment	Rs.43,68,000/- ee appended eg. ion in words &		
30	B C (In W Scree Hous Net R figure Sr.	GRAND TOTAL (A + B) ford: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of the calizable Value (Consider	d while cond om etc ed at 90% of	Eig	ght Thousa cting mark tal market	ond Only) et survey to b value) (Ment	Rs.43,68,000/- ee appended eg. ion in words & Realizable Value		
30	B C (In W Scree Hous Net R figure	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consider es):	d while cond om etc ed at 90% of	Eig	ght Thousa cting mark tal market Carpet Area in	- and Only) et survey to b value) (Ment	Rs.43,68,000/- ee appended eg. ion in words &		
30	In W Scree Hous Net R figure Sr. No.	GRAND TOTAL (A + B) ford: Rupees Forty-Three Itenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consider es): Property Descrip	d while cond om etc ed at 90% of	Eig	ght Thousa cting mark tal market	rand Only) et survey to b value) (Ment Realizable Value per sq.ft.	Rs.43,68,000/- ee appended eg. ion in words & Realizable Value (in Rs.)		
30	B C (In W Scree Hous Net R figure Sr.	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consider es):	d while cond om etc ed at 90% of	Eig	ght Thousacting mark tal market Carpet Area in sq.ft.	and Only) et survey to b value) (Ment Realizable Value per	Rs.43,68,000/- ee appended eg. ion in words & Realizable Value		
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30	B C (In W Scree Hous Net R figure Sr. No. A B	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consider es): Property Descrip (Rs.43,68,000/- X 90%) GRAND TOTAL (A + B)	d while cond om etc ed at 90% of otion	Eigluo	ght Thousacting mark tal market Carpet Area in sq.ft.	rand Only) et survey to b value) (Ment Realizable Value per sq.ft. 37,800/-	Rs.43,68,000/- ee appended eg. ion in words & Realizable Value (in Rs.) Rs.39,31,200/ Rs.39,31,200/-		
30	B C (In W Scree Hous Net R figure Sr. No. A B C	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consider es): Property Descrip (Rs.43,68,000/- X 90%) GRAND TOTAL (A + B) ord: Rupees Thirty-Nine L	d while condom etc ed at 90% of otion akhs Thirty-	Eig duc	ght Thousacting mark tal market Carpet Area in sq.ft. 104	rand Only) et survey to be value) (Ment Realizable Value per sq.ft. 37,800/ and Two Hund	Rs.43,68,000/- ee appended eg. ion in words & Realizable Value (in Rs.) Rs.39,31,200/ Rs.39,31,200/- red Only)		
	B C (In W Scree Hous Net R figure Sr. No. A B C (In W (Note:	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consider es): Property Description: (Rs.43,68,000/- X 90%)	d while concomete ed at 90% of otion akhs Thirty- discretion to	Eig duc	ght Thousacting mark tal market Carpet Area in sq.ft. 104 ne Thousactive at the	rand Only) et survey to be value) (Ment Realizable Value per sq.ft. 37,800/ and Two Hund percentage o	Rs.43,68,000/- ee appended eg. ion in words & Realizable Value (in Rs.) Rs.39,31,200/ Rs.39,31,200/- red Only) if total market value		
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	B C (In W Scree Hous Net R figure Sr. No. A B C (In W (Note:	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consideres): Property Description: (Rs.43,68,000/- X 90%)	d while concomete ed at 90% of otion akhs Thirty- discretion to lue rket	Eig duc	ght Thousacting mark tal market Carpet Area in sq.ft. 104	rand Only) et survey to be value) (Mente Realizable Value per sq.ft. 37,800/ and Two Hund percentage of	Rs.43,68,000/- e appended eg. ion in words & Realizable Value (in Rs.) Rs.39,31,200/ Rs.39,31,200/- red Only) f total market value) eir own discretion to		
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	B C (In W Scree Hous Net R figure Sr. No. A B C (In W (Note: Cons value) (Rs 4:	GRAND TOTAL (A + B) ord: Rupees Forty-Three lenshots of the sites referred ing. Com. Margichricks of tealizable Value (Consideres): Property Description: (Rs.43,68,000/- X 90%)	d while condom etc. ed at 90% of otion akhs Thirty-discretion to due rket res) 94,400/-)	Eig duc	ght Thousacting mark tal market Carpet Area in sq.ft. 104	rand Only) et survey to be value) (Mente Realizable Value per sq.ft. 37,800/ and Two Hund percentage of	Rs.43,68,000/- e appended eg. ion in words & Realizable Value (in Rs.) Rs.39,31,200/ Rs.39,31,200/- red Only) f total market value) eir own discretion to		





1	Ninety-Four Thousand	Four Hundred
1	Only)	

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.	Ready Reckoner Value (in Rs.)
A	(Carpet Area 104 Sq. Ft. X 20% Loading X Rs.20,012)	124.8	20,912	Rs.26,09,818/-
В	-	-	-	-
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

- 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
 trendo 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.)/CAT-I/2012-13

Mr Shriharsh Khadilkar Valuer - M/s. AUN PinTech Pvt. Ltd.

Place: Mumbai Date: 18/01/2024 Director Ltd.



The	undersigned ha	s inspected the	property	detailed	in the	Valuation	Report dated
the	property is Rs	We are sat (Rupees		the fair	only		arket value of

Signature

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

Countersigned

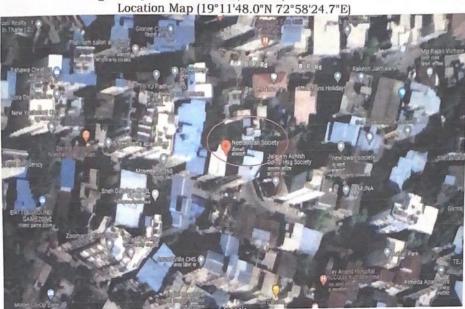
Date:

(Branch Manager)





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



Government Rate 2023-24

Department of Registration and Stamp
Government of Maharashtra

Annual Statement of Rates Ver. 2.0
(वाजारमूल्प दर पत्रक आवृत्ती 2.0)

Home

Valuation Guidelines | # User Manual

Valuation Guidel



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









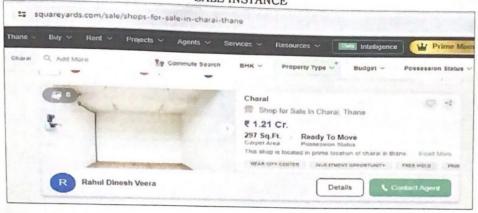








For Property located at: Shop No. 1, Ground Floor, Neelambari Co-Operative Housing Society Ltd, G. B. Road, Charai, Thane West: 400 601. SALE INSTANCE





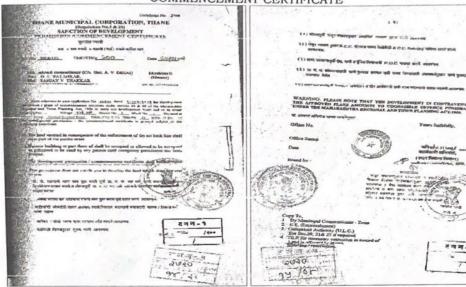




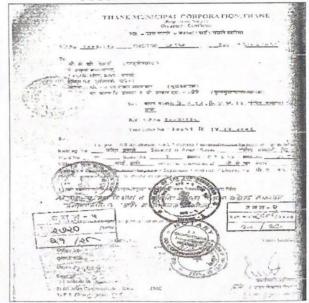
For Property located at: Shop No. 1, Ground Floor, Neclambari Co-Operative Housing Society Ltd, G. B. Road, Charai, Thane West: 400 601.

DOCUMENTS

COMMENCEMENT CERTIFICATE



OCCUPANCY CERTIFICATE







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

	The state of	DEX-II	
। क. ≟ सूची - २)			
3/2014		स्ची इ.2	दुष्यम निबंधक : सह दुनि.ठाणे 5 दस्त हम्बंद : 2720/2014 मोटणे : Regn.63m
	मलाये म	ल : 1) पांचपासानी	
ी,गिर्माण फ्रस	रुससामा		200 CR 704to
Magazit	2030000	सार विद्यान वि	1 LIT
त्रियाः क्षेत्रस्थाः आकारणी देतां की स्थानिकटाकार आकारणी देतां की	1021000	419 301	and some second second
र्कणन्य,चेटविस्सा न वस्त्रजन प्रभाव)	तळगजला , इमारत रोड नं: ठाणे , इत	र्गियं नावः मीलावरी को र माहितीः इतर माहिती	.सदनिका में दुकान में. 1, माला में: औप ही सो कि , ब्लॉक में: पांचपाखाड़ी मीजे पाचपाखाड़ी, टिका में. 12 डी वि C.T.S. Number : 33 ;))
185 shrine	1) 11.62 ची.मीटर		
अभिन्तानी किंवा नुप्री देख्यत अक्षेत्र किंवा			
ारायम् विश्व मनन देगा-मासिद्धन त्रेत्रभाषे प्रथमस्यके त्राव सिंता दिवाणी त्राम त्रिया हुनुस्ताता किंता आदेश त्राम व्यक्तिमादिये त्राव व पत्ता.	सबः औम श्री दस्ता 400602 श्रेंब सं:- 2): सव:-गुधासर ध	धान , ब्लॉन तं: तीपात जाओ बादव वय:42;	क्ता-पाँट सं , माता सं , इमारतीये रीत में ठाणे , महाराष्ट्र, ठाणे. शिश्व की परता-पाँट सं , माता सं , इमारतीये रीट सं ठाणे , सहाराष्ट्र, ठाणे. चित्र की
किंगिल्स करन पंचा-या प्रश्वकराये के पित्र रिश्वाची स्वायस्थ्या स्वयं अत्र क्रिया अटेल रिश्वा श्रीव्यदिये साथ व परला			पत्ता-वी 3/304, -, ऋतु पार्क , माजिवडे ne, Non-Government. विन कोट-400
क्रिक्रिकार गम्न दिलामा दिसंस	14/03/2014		
विकार गटनी केल्बाचा दिसंक	14/03/2014	HE SUP	
(1) Differentials a yes	2720/2014	1/2/	1
रोहा हा स्थानकार्य मुक्तं पुरस	122000 /	133	Room
क्षा मान्याच्याचे क्षेत्रणी कुन्य	20500	1/5/ 4	्रिक्रीनियक् रीणे क ५

