

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Maharashtra State Oil Seeds Commercial And Industrial Corporation Limited
(MOCICOL LTD.)**

Residential Flat No. B-46, 4th Floor, Wing - B, "New Sagar Darshan Co-op. Hsg. Soc. Ltd.", Jankalyan Nagar,
Kharodi, Malad (West), Mumbai - 400 064, State – Maharashtra, Country – India.

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Latitude Longitude: 19°12'02.7"N 72°49'07.3"E


Valuation Done for:

Private Valuation



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-46, 4th Floor, Wing - B, "New Sagar Darshan Co-op. Hsg. Soc. Ltd.", Jankalyan Nagar, Kharodi, Malad (West), Mumbai - 400 064, State – Maharashtra, Country – India. belongs to MOCICOL LTD.

Boundaries of the property.

North : Sahawas Building
South : Shri. Abhishek CHSL
East : Vana Shree Building
West : Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for Private Purpose at ₹ 63,74,925.00 (Rupees Sixty Three Lakh Seventy Four Thousand Nine Hundred Twenty Five Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.07 10:01:51 +05'30'

Auth. Sign.



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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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Regd. Office : B1-001, U/B Floor, Boomerang,
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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Private Purpose.
2.	a) Date of inspection	:	02.02.2024
	b) Date on which the valuation is made	:	06.03.2024
3.	List of documents produced for perusal: 1. Copy of Area Statement Letter Provided by the client (The Maharashtra State Oilseed's Commercial & Industrial Corporation Limited.)		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	MOCICOL LTD. Address: Residential Flat No. B-46, 4 th Floor, Wing - B, "New Sagar Darshan Co-op. Hsg. Soc. Ltd.", Jankalyan Nagar, Kharodi, Malad (West), Mumbai - 400 064, State – Maharashtra, Country – India. Contact Person: Mr. Nitin Gandhi & Mr. Anand (Staff of company) Contact No. – 9175107774 Limited Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential flat is located on 4 th Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage + Balcony (1 BHK with WC & Bath). The property is at 4.6 KM. Drive distance from nearest railway station Malad.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 85, C.T.S. No. 9 (Part), 11 (Part) & 10 (Part)
	b) Door No.	:	Residential Flat No. B-46
	c) C.T.S. No. / Village	:	C.T.S. No. 9 (Part), 11 (Part) & 10 (Part) of Village – Malvani
	d) Ward / Taluka	:	Taluka – Borivali
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plans were not provided and not verified.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. B-46, 4 th Floor, Wing - B, "New Sagar Darshan Co-op. Hsg. Soc. Ltd.", Jankalyan Nagar, Kharodi, Malad (West), Mumbai - 400 064, State – Maharashtra, Country – India.



8.	City / Town	:	Malad (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Malvani Municipal Corporation of Greater Mumbai.	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per Site	As per documents
	North	:	Sahawas Building	Details not available
	South	:	Shri. Abhishek CHSL.	Details not available
	East	:	Vana Shree Building	Details not available
	West	:	Road	Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 350.00 (Area as per actual site measurement)	
			Built Up Area in Sq. Ft. = 435.00 (Area as per Area Statement Letter)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'01.5"N 72°49'11.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 435.00 (Area as per Area Statement Letter)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	C.T.S. No. 9 (Part), 11 (Part) & 10 (Part) of Village – Malvani	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Malvani Municipal Corporation of Greater Mumbai.	

Door No., Street or Road (Pin Code)	:	Residential Flat No. B-46, 4 th Floor, Wing - B, "New Sagar Darshan Co-op. Hsg. Soc. Ltd.", Jankalyan Nagar, Kharodi, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.
Description of the locality Residential / Commercial / Mixed	:	Residential
Year of Construction	:	1987 (As per Previous Report)
Number of Floors	:	Ground + 4 Upper Floors
Type of Structure	:	R.C.C. Framed Structure
Number of Dwelling units in the building	:	4 Flats on 4 th Floor
Quality of Construction	:	Normal
Appearance of the Building	:	Normal
Maintenance of the Building	:	Normal
3. Facilities Available	:	
Lift	:	No Lift
Protected Water Supply	:	Municipal Water supply
Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	Open Car Parking
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	FLAT	
1	The floor in which the Flat is situated	: 4 th Floor
2	Door No. of the Flat	: Residential Flat No. B-46
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Mosaic tiles flooring
	Doors	: Laminated wooden flush doors
	Windows	: Wooden frame openable windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Casing Capping.
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the Flat?	: Normal
7	Sale Deed executed in the name of	: Details not available
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built Up Area in Sq. Ft. = 435.00 (Area as per Area Statement Letter)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 350.00 (Area as per actual site measurement)

12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 13,500.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 14,500.00 to ₹ 16,500.00 per Sq. Ft. on Built Up Area
2	What is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 16,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 13,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 84,936.00 per Sq. M. i.e. ₹ 7,891.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 70,271.00 per Sq. M. i.e. ₹ 6,528.00 per Sq. Ft.
5	Age of the building	:	37 years
6	Life of the building estimated	:	23 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remarks: - For the purpose of valuation, we have taken area as per the Area Statement Letter Provided by the client (The Maharashtra State Oilseed's Commercial & Industrial Corporation Limited).		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property (incl. car parking, if provided)	435.00 Sq. Ft.	14,655.00	63,74,925.00
	Total value of the property			63,74,925.00
	Realizable Value of the Property			57,37,433.00
	Distress Value of the Property			50,99,940.00
	Insurable value of the property (435.00 Sq. Ft. X ₹ 3,000.00)			13,05,000.00
	Guideline value of the property (435.00 Sq. Ft. X ₹ 6,528.00)			28,39,680.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 14,500.00 to ₹ 16,500.00 per Sq. Ft. on Built up area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 14,655.00 per Sq. Ft. on Built up area for valuation.

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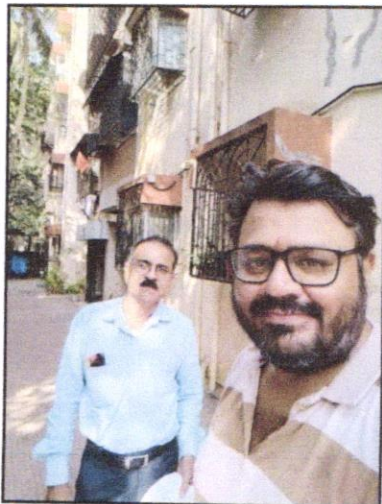
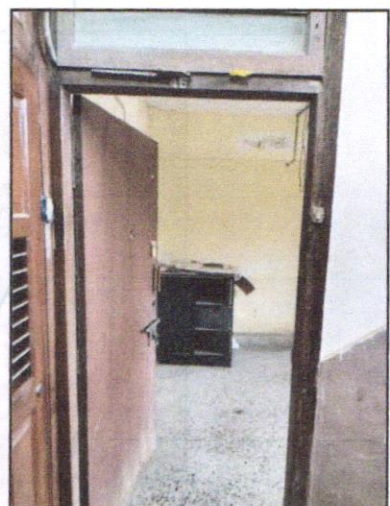
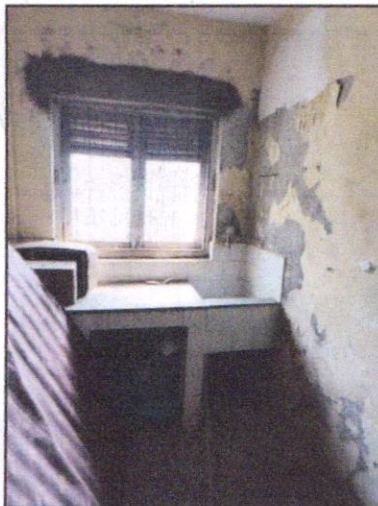
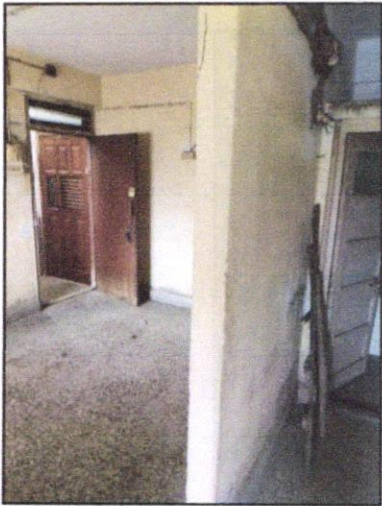
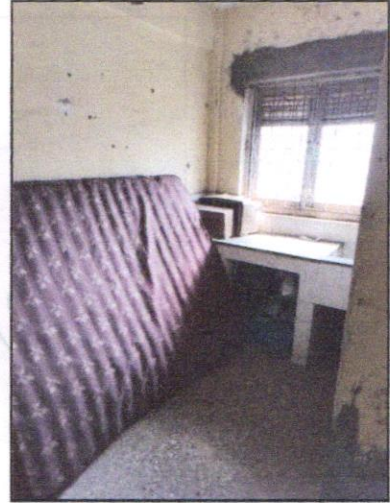
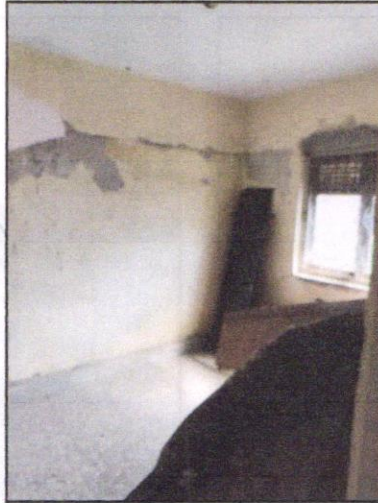
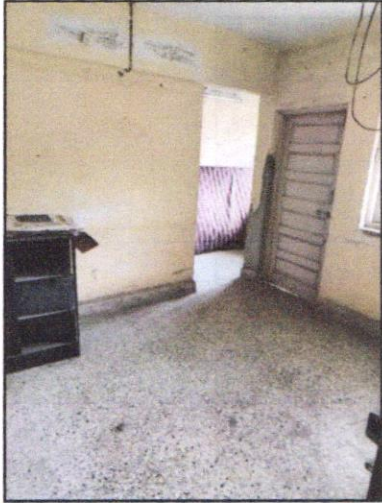
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Actual site photographs



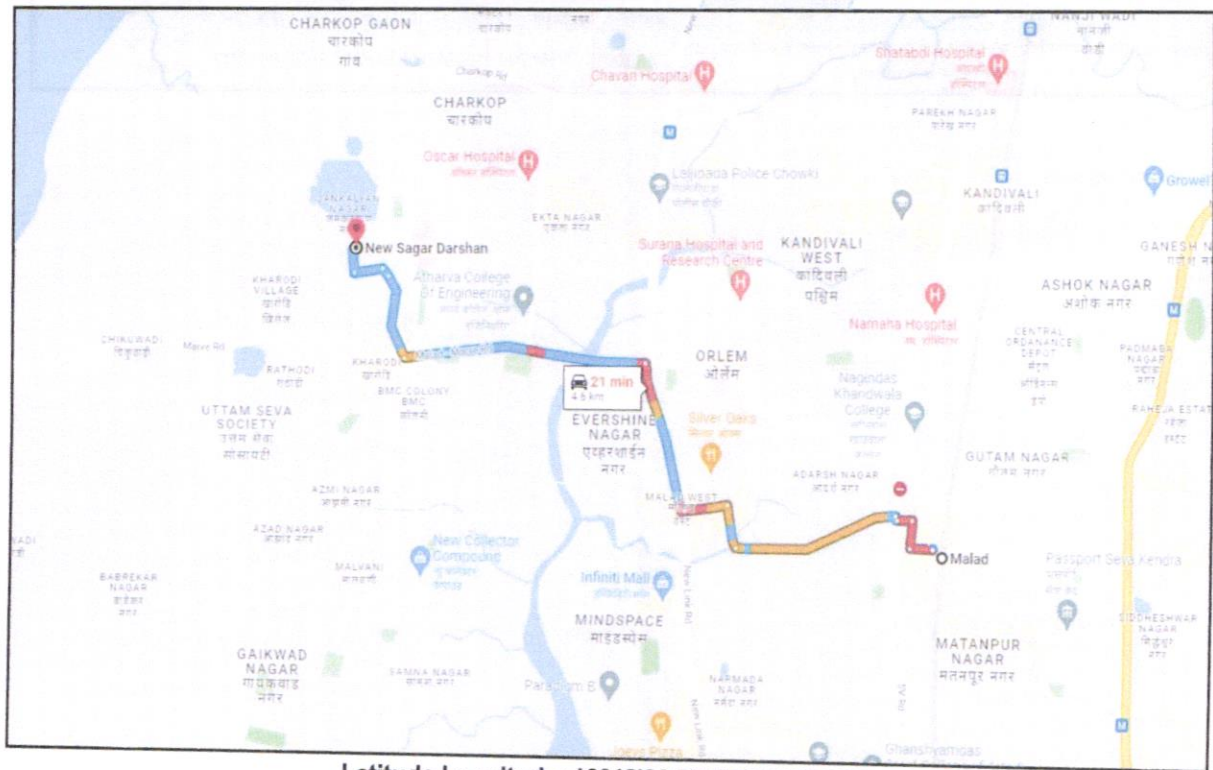
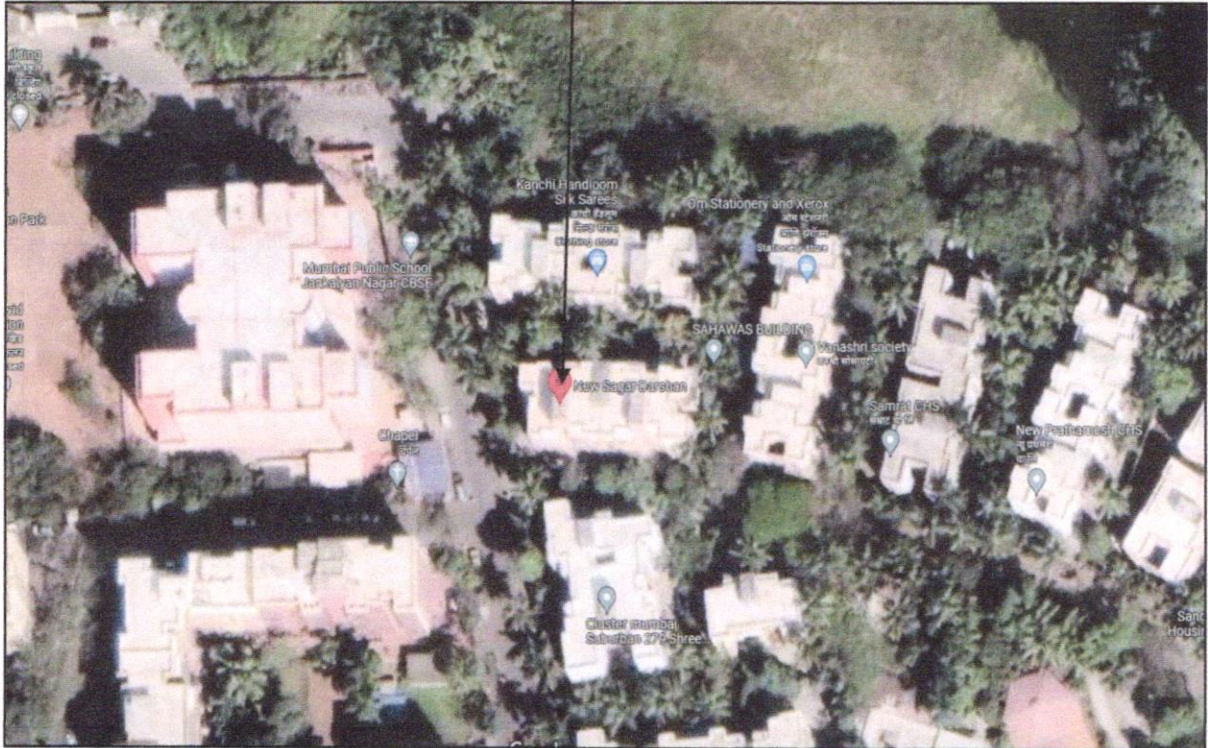
Actual site photographs



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Route Map of the property


Site u/r



Latitude Longitude: 19°12'02.7"N 72°49'07.3"E


Note: The Blue line shows the route to site from nearest railway station (Malad – 4.6 KM.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: मालवणी (शोरीवली)

Search By: Survey No. Location

Enter Survey No: 85 Search

उपविभाग	खुली जमीन	निवासी मदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
69/324-धुभाग. मालवणी गावातील सर्व मिळकती (मालाड मार्गें मार्गें खाडी ते मालवणी चर्चें सोडुन)	45300	106170	122090	132710	106170	चौ मीटर सि.टी.एस. नंबर

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Price Indicators

NOBROKER 1 RK Flat in Gemini Apartment Malad West For Sale in Malad West

₹55 Lacs | ₹31,532/Month | 360 sq ft

1 Bedroom | 1 Bathroom | N/A | None

Feb 8, 2024 | Immediatly | Gemini Apartment ...

Get Owner Details

Report what was not correct in this property

Price trends by NEEstimate

Activity On This Property

Similar Properties

Overview			
Age of Building	102 Years	Ownership Type	Self Owned
Maintenance Charge	₹12 Per Sq Ft M	Flooring	Marble Tiles
Built-up Area	320 Sq Ft	Carpet Area	220 Sq Ft
Furnishing Status	Unfurnished	Facing	North
Floor	2 nd	Pool	None

NOBROKER 2 RK Flat in Malvani Sahi Sevi Co Op Housing Society For Sale in Malad West

₹72 Lacs | ₹18,022/Month | 220 sq ft

2 Bedroom | 2 Bathroom | N/A | None

Sep 22, 2022 | Immediatly | Malvani Sahi Sevi C...

Get Owner Details

Report what was not correct in this property

Price trends by NEEstimate

Activity On This Property

Similar Properties

Overview			
Age of Building	102 Years	Ownership Type	Self Owned
Maintenance Charge	₹12 Per Sq Ft M	Flooring	Tile
Built-up Area	220 Sq Ft	Carpet Area	180 Sq Ft
Furnishing Status	Unfurnished	Facing	East/West
Floor	2 nd	Pool	None

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is ₹ **63,74,925.00 (Rupees Sixty Three Lakh Seventy Four Thousand Nine Hundred Twenty Five Only).**

Place: Thane

Date: 06.03.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.07 10:02:11 +05'30'

Manoj

Auth. Sign.

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06th March 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 435.00** in the name of **MOCICOL LTD**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 435.00**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for under reference as on **06th March 2024**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market value for **Private Purpose** at **₹ 63,74,925.00 (Rupees Sixty Three Lakh Seventy Four Thousand Nine Hundred Twenty Five Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
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Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.07 10:02:26 +05'30'

Avina
Auth. Sign.