

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Maharashtra State Corporation Cotton Grains Marketing Federation Limited**

Unit No. B - 119, 2nd Floor, "Cotton Exchange of India", Zakaria Bunder Road, Near Cotton Green Railway Station, Cotton Green (East), Mumbai - 400 033, State – Maharashtra, Country – India.

Latitude Longitude: 18°59'15.8"N 72°50'44.7"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
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Valuation Report Prepared For: Private Valuation / Maharashtra State Corporation Cotton Grains Marketing Federation Limited (7567/2305443)Page 2 of 19

Vastu/Thane/03/2024/7567/2305443
11/8-191-HPAP
Date: 11.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Unit No. B - 119, 2nd Floor, "Cotton Exchange of India", Zakaria Bunder Road, Near Cotton Green Railway Station, Cotton Green (East), Mumbai - 400 033, State - Maharashtra, Country - India belongs to **Maharashtra State Corporation Cotton Grains Marketing Federation Limited.**

Boundaries of the property.

North : Zakaria Bunder Road
South : Open Plot
East : Open Plot
West : Third Ave 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 ₹ 1,18,33,200.00 (Rupees One Crore Eighteen Lakh Thirty Three Thousand Two Hundred 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: 2024.03.11 15:20:03 +05'30'

Auth. Sign.



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Thane Nanded Indore Raipur
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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 UNIT)

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	:	11.03.2024
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)	:	Maharashtra State Corporation Cotton Grains Marketing Federation Limited Address: Unit No. B-119, 2 nd Floor, "Cotton Exchange of India", Zakaria Bunder Road, Near Cotton Green Railway Station, Cotton Green (East), Mumbai - 400 033, State – Maharashtra, Country – India. Contact Person: Mr. Nitin Gandhi / Mr. Anand (Staff of Company) Mobile No.: 9175107774 Limited Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Unit is located on 2 nd Floor. The composition of Unit is 1 Working Area. The property is at 210 M. walkable distance from nearest railway station Cotton Green.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Unit No. B - 119
	c) C.T.S. No. / Village	:	Village – Parel Division
	d) Ward / Taluka	:	Mumbai
	e) Mandal / District	:	Mumbai District
	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	:	Unit No. B - 119, 2 nd Floor, "Cotton Exchange of India", Zakaria Bunder Road, Near Cotton Green Railway Station, Cotton Green (East), Mumbai - 400



		033, State – Maharashtra, Country – India.	
8.	City / Town	:	Cotton Green (East), Mumbai
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	Yes
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 – Parel Division 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	:	Zakaria Bunder Road Details not available
	South	:	Open Plot Details not available
	East	:	Open Plot Details not available
	West	:	Third Ave Road Details not available
13	Dimensions of the site		N. A. as property under consideration is a Unit in an apartment building.
			A B
			As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 330.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 456.00 (Area as per Area Statement Letter)
14.1	Latitude, Longitude & Co-ordinates of Unit	:	18°59'15.8"N 72°50'44.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 456.00 (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	:	Commercial
2.	Location	:	
	C.T.S. No.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Parel Division Municipal Corporation of Greater Mumbai.

Door No., Street or Road (Pin Code)	:	Unit No. B -119, Zakeria Bunder Road, Near Cotton Green Railway Station, Cotton Green (East), Mumbai - Mumbai - 400 033.
Description of the locality Residential / Commercial / Mixed	:	Commercial
Year of Construction	:	1916 (As per Previous Valuation Report)
Number of Floors	:	Ground + 2 upper floors
Type of Structure	:	R.C.C. Framed Structure
Number of Dwelling units in the building	:	More than 20 offices on 2 nd floor
Quality of Construction	:	Normal
Appearance of the Building	:	Normal
Maintenance of the Building	:	Normal
3. Facilities Available	:	
Lift	:	4 lifts
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	Unit	
1	The floor in which the Unit is situated	: 2 nd floor
2	Door No. of the Unit	: Unit No. B - 119
3	Specifications of the Unit	:
	Roof	: R.C.C. Slab
	Flooring	: Kota flooring
	Doors	: Laminated Wooden Door
	Windows	: Wooden paneled 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 Unit?	: 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 Unit?	: Built Up Area in Sq. Ft. = 456.00 (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 Unit?	: Carpet Area in Sq. Ft. = 330.00 (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?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 35,500.00 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 Unit 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)	:	₹ 25,500.00 to ₹ 28,500.00 per Sq. Ft. on Built Up Area
2	What is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	₹ 28,500.00 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	:	₹ 25,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,61,020.00 per Sq. M. i.e. ₹ 14,959.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 67,511.00 per Sq. M. i.e. ₹ 6,272.00 per Sq. Ft.
5	Age of the building	:	108 years
6	Life of the building estimated	:	10 to 15 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remarks: -		

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Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property (incl. car parking, if provided)	456.00 Sq. Ft.	25,950.00	₹ 1,18,33,200.00
	Total value of the property			₹ 1,18,33,200.00
	Realizable Value of the Property			1,06,49,880.00
	Distress Value of the Property			94,66,560.00
	Insurable value of the property (456.00 Sq. Ft. X ₹ 3,000.00)			13,68,000.00
	Guideline value of the property (456.00 Sq. Ft. X ₹ 6,272.00)			28,60,032.00



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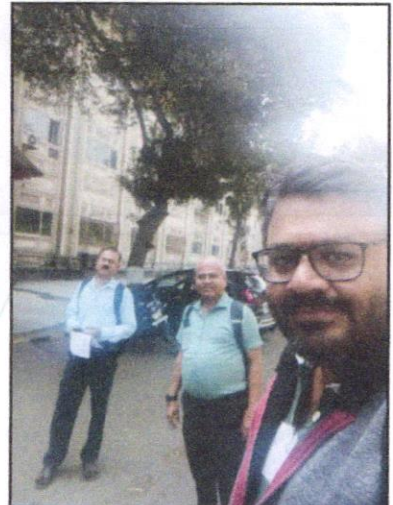
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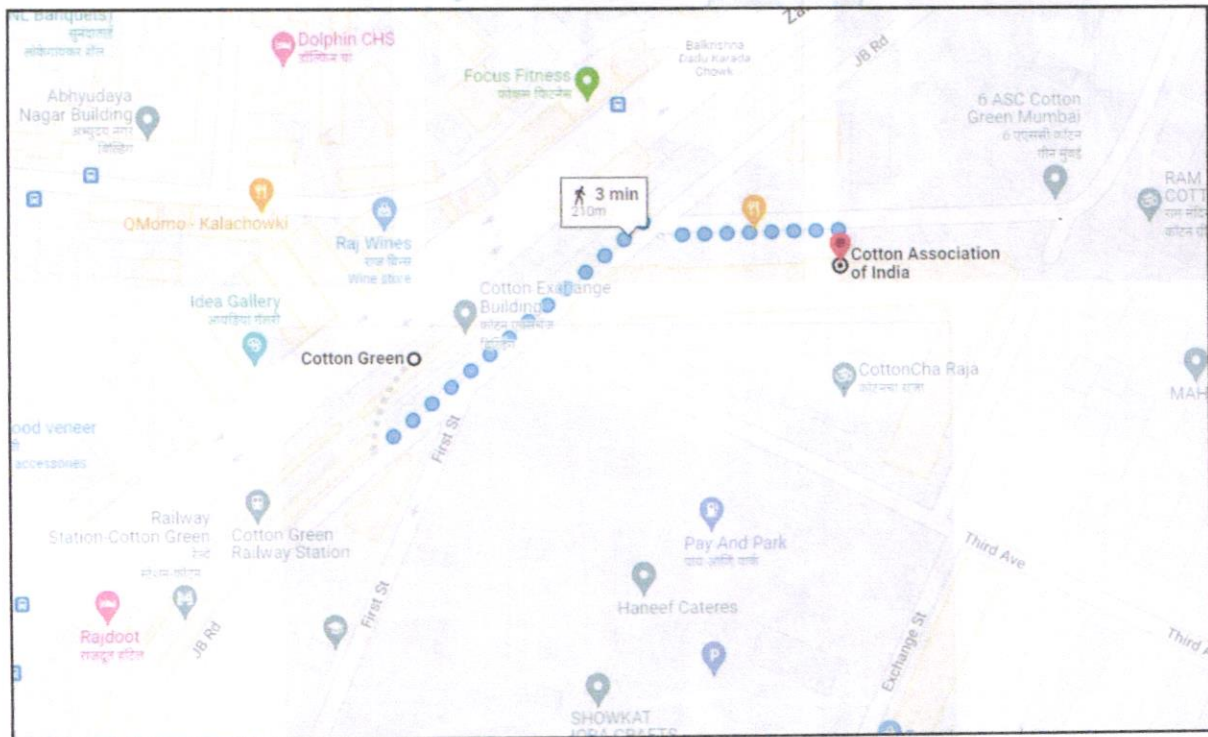


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°59'15.8"N 72°50'44.7"E

Note: The Blue line shows the route to site from nearest railway station (Cotton Green – 210 M.)

Price Indicators

99acres Commercial Buy - Commercial/Industrial/Office/Residential

₹1.5 Cr ₹30,000 per sq ft ₹1.5 Cr ₹30,000 per sq ft

500 sq ft ₹30,000 per sq ft

1 private parking spots in basement

1 private washroom available

Walls are plastered walls and doors are in place

Ceramic flooring

Property Type: **Resale** | Property Ownership: **Co-operative S...** | **1 Wash** | **Ceramic**

Property facilities: **Charged Duct**, **Free exchange**, **No Central AC/Conditioning**, **No Fire Alarm**, **No Tap Water**, **No Fire Hook**

99acres Commercial Buy - Commercial/Industrial/Office/Residential

₹1.5 Cr ₹45,454 per sq ft ₹1.5 Cr ₹45,454 per sq ft

330 sq ft ₹45,454 per sq ft

1.5 Crores Govt Charges & Tax @ 45,454 per sq ft (approx)

Only Public Washrooms available

Main road facing Near Stairs

1 to 5 Year Old

Why should you consider this property?

Close to Market **Close to Railway Station** **Close to Highway**

Property Type: **Co-operative S...** | **No lock-in period** | **Overly high 14 feet** | **Overly high 10 feet**

Pre Leased Property Highlights

₹35,300/month | **1 years** | **₹2.8%**

Price Indicators

824 sq.ft Ready to use Office Space, Sewri, Mumbai ₹2.3 Cr

Shree Nagar, Sewri, Mumbai

824 Sq Ft Carpet Area | 4% P.A. Expected ROI | 0 - 5 Seats | Commercial Zone Type | 2nd / 4 Floors

About the property

Available for sale is a commercial space situated at Sewri, a well-known neighbourhood in Mumbai. The property is age is 10 years. It is a well-maintained property having a carpet area of 824.0 square feet and a built-up area of 1150.0 square feet. Facilities provided within the property include:

Contact Seller
 Sanku Kumar
 +91*****7964

Overview

Carpet Area: 824 sq.ft | Built up Area: 1150 sq.ft

2000 sq.ft Commercial Property, Sewri, Mumbai ₹5.0 Cr

Sewri, Mumbai

2,000 Sq.Ft Carpet Area | Freehold Ownership | Commercial Project Location Hub | 0F / 5 Floors

About the property

This modern Commercial Property designed with luxury facilities in the heart of Mumbai at Sewri is an ideal investment option. It has a carpet area of 2000.0 square feet. Built as per high-quality construction standards, the property provides facilities such as Power Backup and Water Storage.

Contact Seller
 Anshu Jain
 +91*****2000

Overview

Carpet Area: 2000 sq.ft | Built up Area: 2000 sq.ft

Price Indicators

1300 sq.ft Warehouse, Sewri, Mumbai ₹4.5 Cr

1300 Sq Ft Carpet Area | 1.65 P.A. Current Rate | Freehold Ownership | Commercial Project Location Hub | 1st/1 Floors

About the property

This modern warehouse designed with luxury facilities in the heart of Mumbai at Sewri is an ideal investment option. It has a carpet area of 1300.0 square feet. Built as per agricultural manufacturer standards. The property is available for a price of ₹4.5 Cr. The age of the property is 20 years. Contact

Overview

1300 sq.ft	1300 sq.ft
------------	------------

Contact Seller

RSK
8877777777

Please share your contact

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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 **₹ 1,18,33,200.00 (Rupees One Crore Eighteen Lakh Thirty Three Thousand Two Hundred Only)**.

Place: Thane

Date: 11.03.2024

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: 2024.03.11 15:20:55 +05'30'

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 **11th 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 Commercial Unit, admeasuring **Built Up Area in Sq. Ft. = 456.00** in the name of **Maharashtra State Corporation Cotton Grains Marketing Federation Limited** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for under reference as on **11th 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 **₹ 1,18,33,200.00 (Rupees One Crore Eighteen Lakh Thirty Three Thousand Two Hundred Only)**.

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Date: 2024.03.11 15:20:32 +05'30'

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Auth. Sign.

Manoj B. Chalikwar

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