

## 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. 12, 3<sup>rd</sup> Floor, Wing - B, "**Marathon Co-op. Hsg. Soc. Ltd.**", Devidayal Road, Near Devidayal Bus Depot, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country – India.

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Latitude Longitude: 19°10'38.9"N 72°56'48.1"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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **Our Pan India Presence at :**

 <b>Mumbai</b>	 <b>Aurangabad</b>	 <b>Pune</b>	 <b>Rajkot</b>
 <b>Thane</b>	 <b>Nanded</b>	 <b>Indore</b>	 <b>Raipur</b>
 <b>Delhi NCR</b>	 <b>Nashik</b>	 <b>Ahmedabad</b>	 <b>Jaipur</b>

 **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](mailto:mumbai@vastukala.org)



Vastu/Thane/03/2024/7604/2305454  
12/2-202-HPAP  
Date: 12.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, 3<sup>rd</sup> Floor, Wing - B, "Marathon Co-op. Hsg. Soc. Ltd.", Devidayal Road, Near Devidayal Bus Depot, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India. belongs to **MOCICOL LTD.**

Boundaries of the property.

North : Wing - A  
South : Olympic Apartment  
East : The Rising Star Sport Academy  
West : Internal 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 ₹ **1,23,45,600.00 (Rupees One Crore Twenty Three Lakh Forty Five Thousand Six 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.12 11:22:23 +05'30'

*Manoj*  
Auth. Sign.



**Manoj B. Chalikwar**

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

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 :

Mumbai Aurangabad Pune Rajkot  
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Regd. Office : B1-001, U/B Floor, Boomerang,  
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mumbai@vastukala.org





**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		<b>General</b>	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for <b>Private Purpose</b> .
2.	a) Date of inspection	:	02.02.2024
	b) Date on which the valuation is made	:	12.03.2024
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)	:	<b>MOCICOL LTD.</b>  <b>Address:</b> Residential Flat No. 12, 3 <sup>rd</sup> Floor, Wing - B, "Marathon Co-op. Hsg. Soc. Ltd.", Devidayal Road, Near Devidayal Bus Depot, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country – India.  <b>Contact Person:</b> 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 Residential flat is located on 3 <sup>rd</sup> Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC + Bath ( <b>1 BHK with WC + Bath</b> ). The property is at 1.5 KM. Drive distance from nearest railway station Mulund.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 1040, Survey No. 1000
	b) Door No.	:	Residential Flat No. 12
	c) C.T.S. No. / Village	:	C.T.S. No. 1013 of Village – Mulund (West)
	d) Ward / Taluka	:	Taluka – Kurla
	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. 12, 3 <sup>rd</sup> Floor, Wing - B, "Marathon Co-op. Hsg. Soc. Ltd.", Devidayal Road, Near Devidayal Bus Depot, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country – India.

8.	City / Town	:	Mulund (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 – Mulund (West) 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.	<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per documents</b>
	North	:	Wing - A                      Details not available
	South	:	Olympic Apartment        Details not available
	East	:	The Rising Star Sport Academy    Details not available
	West	:	Internal Road                Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat 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. = 549.00 (Area as per actual site measurement)  <b>Built Up Area in Sq. Ft. = 640.00</b> <b>(Area as per Area Statement Letter)</b>
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'38.9"N 72°56'48.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 640.00</b> <b>(Area as per Area Statement Letter)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 1013 of Village – Mulund (West)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Mulund (West) Municipal Corporation of Greater Mumbai.



	Door No., Street or Road (Pin Code)	:	Residential Flat No. 12, 3 <sup>rd</sup> Floor, Wing - B, "Marathon Co-op. Hsg. Soc. Ltd.", Devidayal Road, Near Devidayal Bus Depot, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country – India.
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	1986 (As per Previous Report)
	Number of Floors	:	Stilt + 4 Upper Floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	4 Flats on 3 <sup>rd</sup> 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	:	Stilt & Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 12
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?	:	<b>Built Up Area in Sq. Ft. = 640.00 (Area as per Area Statement Letter)</b>
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. = 549.00 (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?	:	₹ 25,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
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)	:	₹ 19,000.00 to ₹ 21,000.00 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).	:	₹ 21,000.00 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	:	₹ 18,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,12,778.00 per Sq. M. i.e. ₹ 10,477.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 94,334.00 per Sq. M. i.e. ₹ 8,764.00 per Sq. Ft.
5	Age of the building	:	38 years
6	Life of the building estimated	:	22 years Subject to proper, preventive periodic maintenance & structural repairs.
<b>Remarks:</b> - 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).			





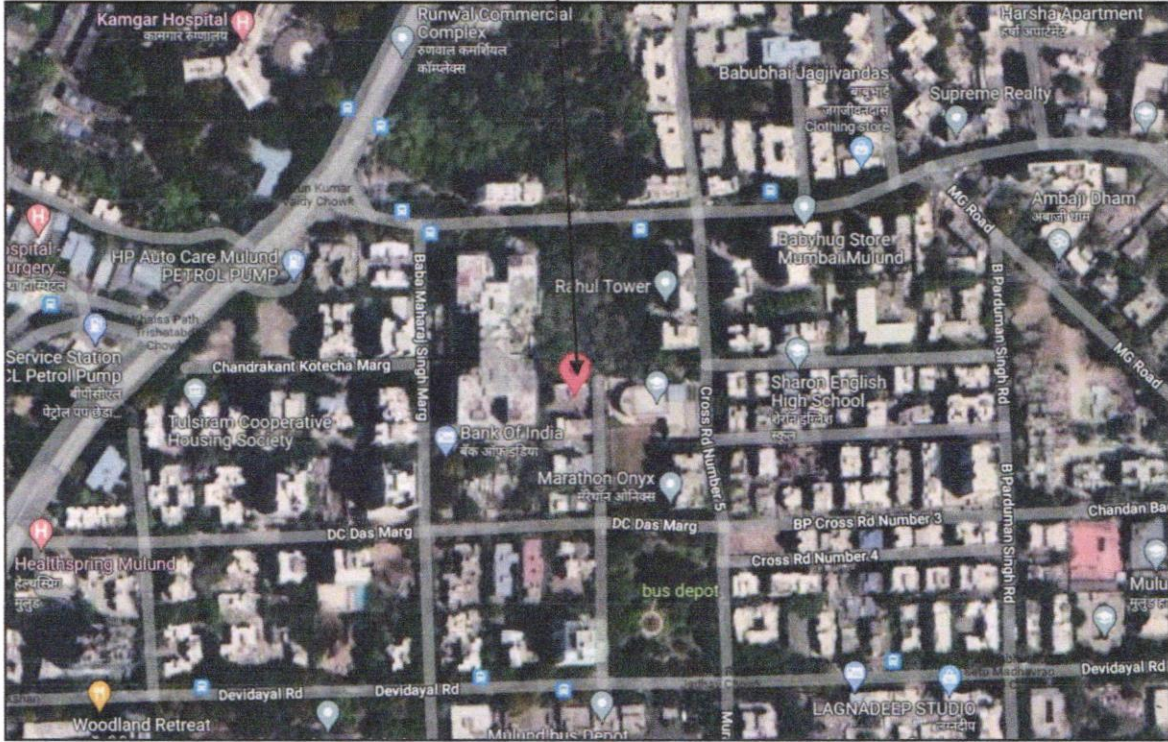






## Route Map of the property

Site u/r




**Latitude Longitude: 19°10'39.0"N 72°56'48.0"E**

**Note: The Blue line shows the route to site from nearest railway station (Mulund – 1.5 KM.)**




## Ready Reckoner Rate



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

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Year  
20222023Annual Statement of RatesLanguage  
English

Selected District: मुंबई(उपनगर)

Select Village: मुंबई (प) - कुर्ली

Search By:  Survey No  Location

Enter Survey No:

उपविभाग	पुणे जमीन	निवासी सदनिहा	श्रीश्री	दुबाने	श्रीचोपिक	एक (Rs.)	Attribute
123/567 -भुभाग: एन.जी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती मोहून उर्वरीत सर्व मिळकती.	64240	132680	152580	178500	132680	चौरस मीटर	मि.टी.एस. नंबर

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## Price Indicators

**NOBROKER**  
 1 BHK Flat in Anubhau Chis For Sale in Mulund West  
 ₹ 1.15 Crores  
 45,112 sq. ft. (Total Area)  
 125 sq. ft. (Plot Area)

**Overview**

Apartment Building	100 Years	Ownership Type	Self Owned
Construction Stage	Ready To Move In	Flooring	Mosaic Tiles
Construction Area	45,112 sq. ft.	Carpet Area	115 sq. ft.
Construction Status	Ready To Move In	Facing	South West
Floor	14	Parking	On

**NOBROKER**  
 1 BHK Flat in Raj Vilela For Sale in Mulund West  
 ₹ 45 Lacs  
 41,717 sq. ft. (Total Area)  
 450 sq. ft. (Plot Area)

**Overview**

Apartment Building	100 Years	Ownership Type	Self Owned
Construction Stage	Ready To Move In	Flooring	Tile
Construction Area	41,717 sq. ft.	Carpet Area	1,100 sq. ft.
Construction Status	Ready To Move In	Parking	14
Floor	14	Landscaping	Yes





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 ₹ **1,23,45,600.00 (Rupees One Crore Twenty Three Lakh Forty Five Thousand Six Hundred Only)**.

Place: Thane

Date: 12.03.2024

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: 2024.03.12 11:22:48 +05'30'

*Avinash*  
Auth. Sign.

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Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by MOCICOL LTD.
2.	Purpose of valuation and appointing authority	As per the request Private Valuation, to assess value of the property for <b>Private Purpose</b> .
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Harshad Panchal – Valuation Engineer Avinash Pandey – Technical Manager
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 02.02.2024 Valuation Date – 12.03.2024 Date of Report – 12.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 02.02.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential 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.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **12<sup>th</sup> 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. = 640.00** 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.

### **Property Title**







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. = 640.00**

**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 **12<sup>th</sup> 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 **₹ 1,23,45,600.00 (Rupees One Crore Twenty Three Lakh Forty Five Thousand Six Hundred 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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Date: 2024.03.12 11:22:57 +05'30'

*Manoj*

**Auth. Sign.**