

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. 6, Ground Floor, Wing - B, "**Krishna Kamal Co-op. Hsg. Soc. Ltd.**", Sodawala Lane,
Near Prabodhankar Thackrey Auditorium, Borivali (West), Mumbai - 400 092,
State – Maharashtra, Country – India.

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Latitude Longitude: 19°14'01.6"N 72°51'03.2"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 :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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. 6, Ground Floor, Wing - B, "Krishna Kamal Co-op. Hsg. Soc. Ltd.", Sodawala Lane, Near Prabodhankar Thackrey Auditorium, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India belongs to **MOCICOL Mumbai**.

Boundaries of the property.

North : Balwant CHS Ltd.
South : Pleasant Palace Building
East : Govind Nagar Main Road, Jay Bhavani CHSL
West : Building No. 17A & 17-B

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 ₹ **53,04,510.00 (Rupees Fifty Three Lakh Four Thousand Five Hundred Ten 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: 2024.03.14 13:57:06 +05'30'

Auth. Sign.



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Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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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	:	14.03.2024
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 Mumbai Address: Residential Flat No. 6, Ground Floor, Wing - B, "Krishna Kamal Co-op. Hsg. Soc. Ltd.", Sodawala Lane, Near Prabodhankar Thackrey Auditorium, Borivali (West), Mumbai - 400 092, 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 Residential flat is located on Ground Floor. The composition of flat is 1 Living Room + Kitchen + WC + Bath + Passage (1 RK with WC + Bath). The property is at 1.2 KM. Drive distance from nearest railway station Borivali.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	--
	b) Door No.	:	Residential Flat No. 6
	c) C.T.S. No. / Village	:	CTS No. 290/3 of Village – Kanheri
	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. 6, Ground Floor, Wing - B,



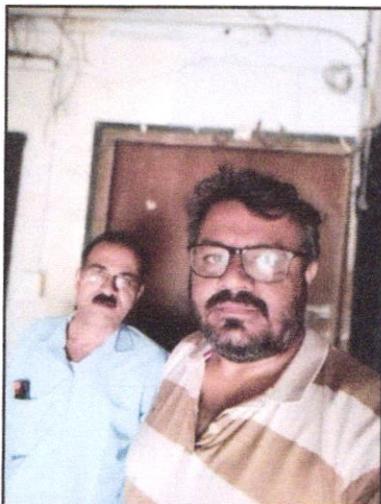
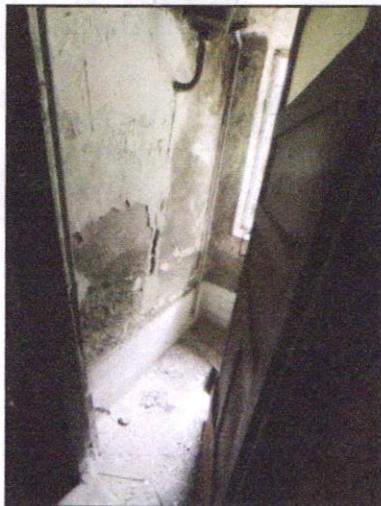
		"Krishna Kamal Co-op. Hsg. Soc. Ltd.", Sodawala Lane, Near Prabodhankar Thackrey Auditorium, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India.	
8.	City / Town	:	Borivali (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kanheri 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	:	Balwant CHS Ltd. Details not available
	South	:	Pleasant Palace Building Details not available
	East	:	Govind Nagar Main Road, Jay Bhavani CHSL Details not available
	West	:	Building No. 17A & 17-B 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. = 255.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 306.00 (Area as per Area Statement Letter)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°14'01.6"N 72°51'03.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 306.00 (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.	:	-
Block No.	:	-
Ward No.	:	-
Village / Municipality / Corporation	:	Village – Kanheri Municipal Corporation of Greater Mumbai.
Door No., Street or Road (Pin Code)	:	Residential Flat No. 6, Ground Floor, Wing - B, "Krishna Kamal Co-op. Hsg. Soc. Ltd.", Sodawala Lane, Near Prabodhankar Thackrey Auditorium, Borivali (West), Mumbai - 400 092, State – Maharashtra, Country – India.
Description of the locality Residential / Commercial / Mixed	:	Residential
Year of Construction	:	1987 (As per Previous Report)
Number of Floors	:	Ground + 3 rd + 4 th (Part) Upper Floors
Type of Structure	:	R.C.C. Framed Structure
Number of Dwelling units in the building	:	4 Flats on Ground 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	: Ground Floor
2	Door No. of the Flat	: Residential Flat No. 6
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Mosaic tiles flooring
	Doors	: Laminated Wooden flush doors
	Windows	: Powder coated aluminum sliding windows
	Fittings	: Open plumbing with C.P. fittings. Electrical wiring with Conduit
	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?	: Poor
7	Sale Deed executed in the name of	: Details not available
8	What is the undivided area of land as per	: Details not available

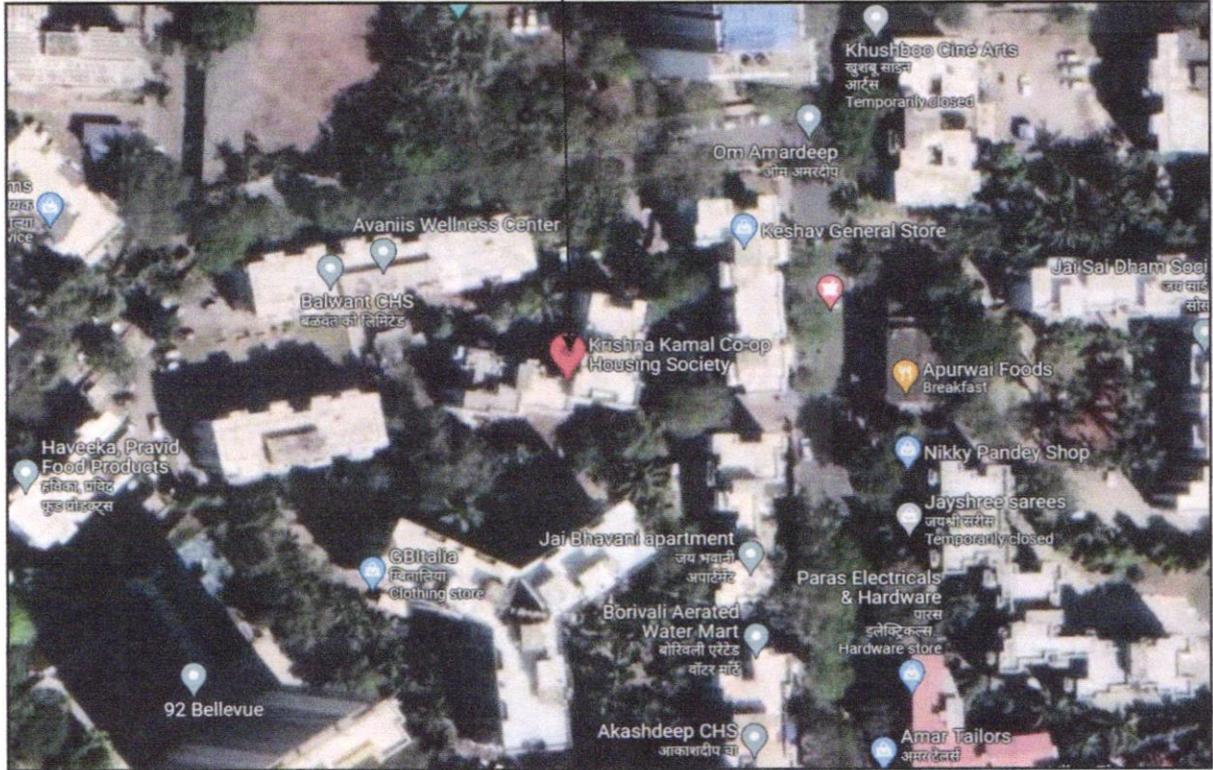
	Sale Deed?		
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 306.00 (Area as per Area Statement Letter)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 255.00 (Area as per actual site measurement)
12	Is 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?	:	₹ 11,000.00 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)	:	₹ 17,000.00 to ₹ 19,000.00 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).	:	₹ 19,000.00 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	:	₹ 16,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,18,780.00 per Sq. M. i.e. ₹ 11,035.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 92,932.00 per Sq. M. i.e. ₹ 8,634.00 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).		

Actual site photographs



Route Map of the property

Site u/lr



Latitude Longitude: 19°14'01.6"N 72°51'03.2"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.2 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: कणेरी (बोरीवली)

Search By: Survey No. Location

Enter Survey No: Search

उपविभाग	खुली जमीन	निवासी सदनिका	शॉपिंग दुकाने	औद्योगिक	राकू (Rs.)	Attribute
85/384-धुभाग. उत्तरेस गाव सीमा, पुर्वेस हुतगती महामार्ग, दक्षिणेस गाव सीमा व पश्चिमेस रेल्वे लाईन.	48920	118780	147500	211700	118780	चौ. मीटर सि.टी.एस. नंबर

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Price Indicators

NOBROKER
 2 RK Flat in Ori Shri Sai Dandam For Sale in Borivali West
 ₹35 Lacs
 ₹31,522/Month
 275 sq. ft.

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Interiors/Design	Full Per Sq.Ft	Flooring	Vitrified Tiles
Carpet Area	279 sq.ft	Carpet Area	227 sq.ft
Remaining Status	Fully Furnished	Facing	North
Floor	2/F	Parking	Eka

NOBROKER
 2 RK Flat in Pushpa Park Borivali West For Sale in Borivali West
 ₹32 Lacs
 ₹34,388/Month
 302 sq. ft.

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Interiors/Design	Full Per Sq.Ft	Flooring	Marble Granite
Carpet Area	302 sq.ft	Carpet Area	302 sq.ft
Remaining Status	New (Unsold New)	Facing	East
Floor	1/F	Parking	None

Price Indicators

The screenshot displays a real estate listing on the NOBROKER platform. The main listing is for a 1 BHK flat in an independent building for sale in Borivali West, priced at ₹ 36,126 per month. The listing includes a gallery of photos, a location map, and a detailed overview table.

Overview Table:

Category	Value	Category	Value
Age of Building	101 Years	Ownership Type	Self Owned
Water/Power Charges	₹ 8 Per Sq.Ft	Flooring	Mar
Built-up Area	122 Sq.Ft	Super Area	122 Sq.Ft
Furnishing Status	See Tour Now	Facing	South
Floor	0 th	Parking	2/0

Activity On This Property: 2 166 views, ₹ 15 per sq ft, 10-10 contact.

Similar Properties: A link to a similar property listing is provided.

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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 **₹ 53,04,510.00 (Rupees Fifty Three Lakh Four Thousand Five Hundred Ten Only).**

Place: Thane

Date: 14.03.2024

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: 2024.03.14 13:57:23 +05'30'

Auth. Sign.

Manoj 

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Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by MOCICOL Mumbai.
2.	Purpose of valuation and appointing authority	As per the request Private Valuation, to assess value of the property for Private Purpose .
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 – 14.03.2024 Date of Report – 14.03.2024
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"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
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



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **14th 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. = 306.00** in the name of **MOCICOL Mumbai**. 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

Based on our discussion with the Client, we understand that the subject property is owned by **MOCICOL Mumbai**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 306.00**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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. = 306.00**

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 **14th 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 knowledgeable 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 **₹ 53,04,510.00 (Rupees Fifty Three Lakh Four Thousand Five Hundred Ten 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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Manoj

Auth. Sign.



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