Mai's Sons Consultant

ENGINEERS / VALUERS / SURVEYORS / PMC

VALUATION REPORT

OF CASE

MRS. SHAMMI HAQUE.

Mai's Sons Consultant
Shop No.4, Ground Floor, Maya Apartment, GVS Road No. 4, Mulund East., Mumbai 400081.
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■ Engineers ■ Surveyors ■ Valuers ■ PMC

REF. NO	MSC / ASHISH / PB / BOM- 2110	Date: 15/01/2026

VALUATION REPORT
(IN RESPECT OF RESIDENTIAL FLAT)
(To be Filled by the Approved Valuer)

To,
The Chief Manager,
Bank Of Maharashtra
Santacruz West Branch

Subject: Assessment of Fair Market Value for loan purpose

Name of Owner: **Mrs. Shammi Haque.**

Address of property: Flat No. 102, on the 1st floor, Building Known as "Laxmi Kirti", Situated at New Survey No. 97, Hissa No. 10-C (Part), Behind Ganesh Industrial Estate, B. P. Cross Road No. 04, Kharigaon, Bhayander (East), Village – Khari, Taluka – Thane, District – Thane- 401 105.

Fair Market Value: **Rs. 40,50,000/-**

(Rs. Forty Lakhs Fifty Thousand Only)

Respected Sir,

We are enclosing herewith a valuation report. The valuation given in this report is as per my best knowledge. Report contains 1+6 = 7 pages including photographs.

Kindly acknowledge the receipt.

Thanking you,

Date- 15/01/2026
Place: Mumbai.

MR. NIKHIL SHANTARAM KALE
M. Val. B.E. Civil, Licensed Surveyor & Valuer,
CAT-I/ 518 of 2022.

PART B – VALUATION OF EXISTING FLAT

RATE

1.	After analysing the comparable sale instances, what is the composite rate for a similar Property 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)	:	Sale instances attached As the market rate are on higher side as compared with Guideline value provided in the State Government notification or Income Tax Gazette. Considering above aspects, surrounding locality, Present Market conditions, Current decisions such as demonetization of currency, GST & Implementation of RERA, local enquiries, our judgment & Real estate website enquiries, etc. In my opinion rate of Rs.7,500 to 8,500 per Sq,ft. for subject flat is reasonable
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Property under valuation after comparing with the specifications and other factors with the property under comparison (Give details)	:	Rs.7, 500/- per Sq. ft. (Built Up Rate)
3.	BREAK UP FOR THE RATE :	:	
	Building + Services	:	Rs.3,000/- per Sq. ft. (After Depreciation)
	i) Land + others	:	Rs.5,400/- per Sq. ft.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Guideline Rate Govt. Rate = Rs. 67, 400/- per Sq.mt. Built up area 50.18 Sq.mt X Rs. 67, 400/- Guideline Value = Rs.33,82,132/- Say. Rs. 33,82,000/-

A. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	:	(17 Years X 10 ÷ 6) = 28.33% Depreciation 17 Years Completed Building
	Replacement cost of flat with services {V(3)i}		Rs. 3, 000 (-) 28.33% = 2150/- Per Sq. Ft. Say… Rs. 2100/- Per Sq. Ft.(after Deduction 28.33% Desperation for 17 Years)
	Age of the building	:	17 years
	Balanced Life of the building	:	43 years.
	Depreciation percentage assuming the stage value	:	Ratio of depreciation is 10 % at each 6 years.
b.	Total Composite rate arrived for valuation	:	
	Building rate	:	Rs. 2,100/-(After Depreciation)
	Rate for Land & other	:	Rs. 5,400/-(Land + Others)
	Total Composite Rate	:	**Rs. 7,500/- per Sq.ft.** (Composite rate)

B. **VALUATIONDETAILS**:

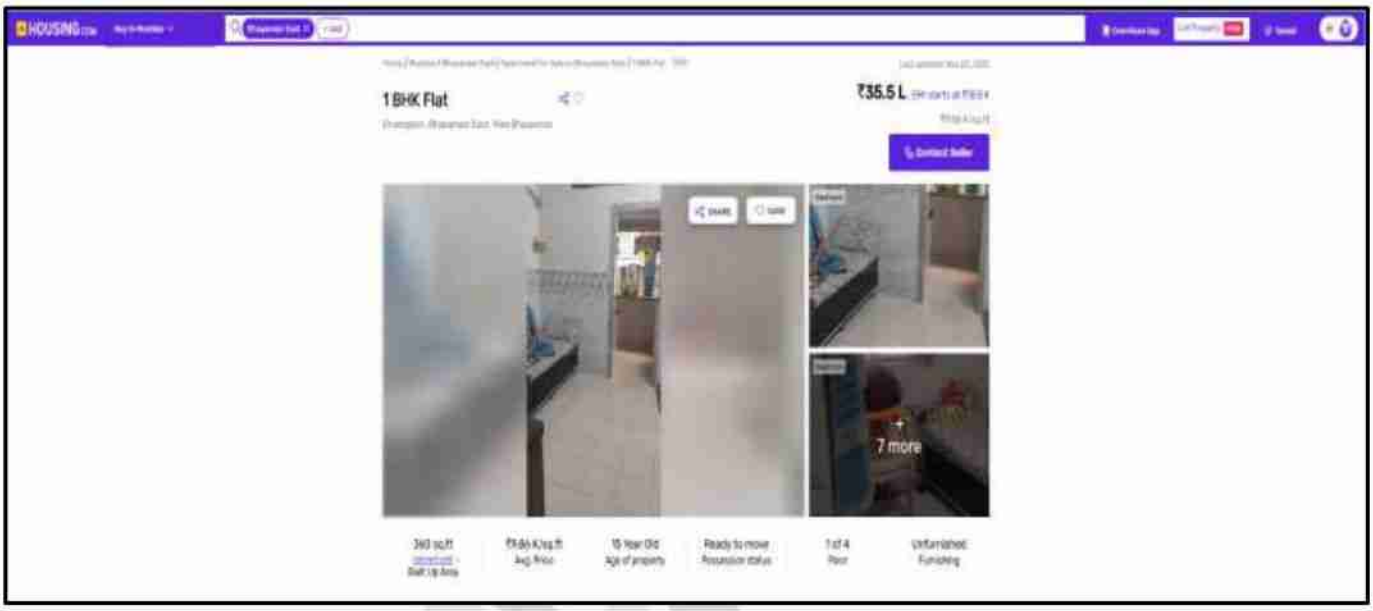
Sl. No	DESCRIPTION	**Quantity In Sq.ft.**	**Rate Rs. per Sq.ft.**	**Present value (Rs.)**
1.	Built Up area	**540.00**	**7,500.00**	**40,50,000.00**
2.	Balcony area	--	--	--
3.	Terrace area	--	--	--
4.	Superfine finish & Furniture	--	--	--
5.	Interior decorations	--	--	--
6.	Potential Value, if any?	--	--	--
7.	Share of common amenities, if any?	--	--	--
8.	Parking	--	--	--
9.	Rental Value per month	--	--	--
	TOTAL Rs.			**40,50,000.00**
	SAY Rs. (Fair market value)			**40,50,000.00**

I)	**FAIR MARKET VALUE**	**Rs. 40,50,000.00** **(Rs. Forty Lakhs Fifty Thousand Only)**
II)	**REALIAZABLE VALUE**	10% less than Market Value **Rs. 40,50,000** x 0.90 = **Rs. 36,45,000.00** (Rs. Thirty Six Lakhs Forty Five Thousand Only)
III)	**DISTRESS SALE VALUE**	20% less than Market Value **Rs. 40,50,000** x 0.80 = **Rs. 32,40,000.00** (Rs. Thirty Two Lakhs Forty Thousand Only)
IV)	**Govt. Value** (As per Valuation Rules)	**Rs. 33,82,000.00** (Rs. Thirty Three Lakhs Eighty Two Thousand Only)

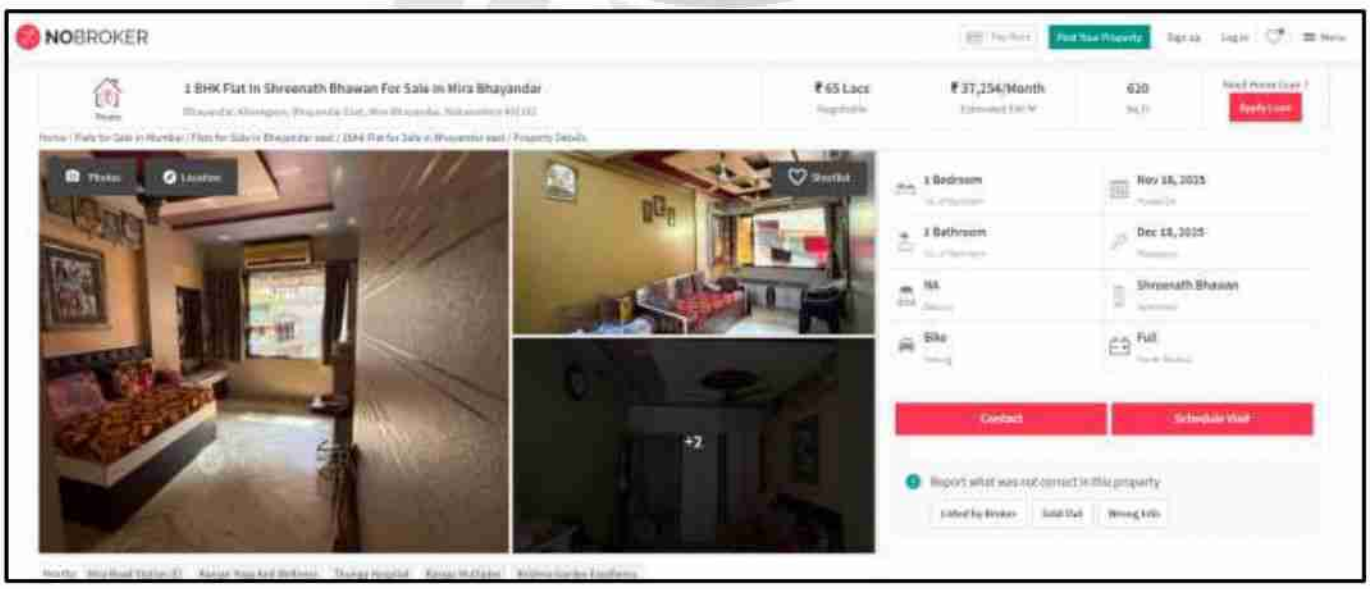
Date- 15/01/2026
Place: Mumbai.

MR. NIKHIL SHANTARAM KALE
M. Val. B.E. Civil, Licensed Surveyor & Valuer,
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Market Rate



(02)





Government Rate

