

VALUATION REPORT

PARTY :- MR. LAXMAN ASARAM DAWANE &
MRS. JAYA LAXMAN DAWANE

FLAT NO. 003, GROUND FLOOR, B-WING,
"OM SAI PARK", VILLAGE -KALHER,
TALUKA-BHIWANDI, DISTRICT-THANE 421 302

PROPERTY :- FLAT NO. 003, GROUND FLOOR, B-WING,
"OM SAI PARK", VILLAGE -KALHER,
TALUKA-BHIWANDI, DISTRICT-THANE 421 302

REFERENCE DATE :- 23RD MARCH, 2021

VALUER :- PRAKSHI CONSULTANTS & VALUERS
PVT. LTD.

B/312, 3RD FLOOR, DAMJI SHAMI
CORPORATE SQUARE, NEXT TO KANARA
BUSINESS CENTER, LAXMI NAGAR
GHATKOPAR (EAST), MUMBAI 400075.



18778/2021



FROM-4-1
REPORT OF VALUATION OF IMMOVABLE PROPERTY
PART - 1

Ref. No. CCTE-TH/250/16/22/3/2010-11

1. GENERAL INFORMATION:

Ref No.	:	PR/PC/VFL/VLN/908/18778/2021
1. Purpose for which valuation made	:	To ascertain present FMV for Bank of Baroda, Thane (West) Branch Flat
2. Visit date on which valuation made	:	24 th March, 2021 (Er. Suraj) Along with Laxman Asaram Dawane b
3. Name of the Proposed Owner / Seller / Purchaser /	:	Mr. Laxman Asaram Dawane & Mrs. Jaya Laxman Dawane
4. If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Joint Ownership 50 % Each
5. Brief description of property deed	:	Flat No. 003, Ground Floor, B-Wing, "Om Sai Park", Village -Kalher, Taluka-Bhiwandi, District-Thane 421 302 We referred to the Xerox copy of following documents provided to us:- 1] Articles of Agreement Made Between M/S. Sai Construction And Mr. Laxman Asaram Dawane & Mrs. Jaya Laxman Dawane Dated 16/12/2015 2] Approved Plan Vide Letter No. SROT/BSNA/2501/BPKalher-17338/2012 Dated 08/05/2012 Issued By Additional Metropolitan Commissioner M.M.R.D.A. 3] Our Engineer visited the property on 24/03/2021 and taken few photographs as available to us at the time of visit and are enclosed herewith for your personal verifications and records Brief Description:- The Residential property is Flat No. 003, Ground Floor situated at above address is 11 KM. away from Thane Railway Station All civic amenities are nearby & within easy reach.

