

10824/2017

VALUATION REPORT

**MRS. ARCHANA CHANDRAKANT KATKADE &
MR. CHANDRAKANT R. KATKADE**



**FLAT NO. 603, 6TH FLOOR, BUILDING NO. A-1,
FENKIN BELLEZA, OPP. HYPERCITY MALL, OWALE,
THANE (WEST)**

FOR

COSMOS BANK, GHODBUNDER BRANCH

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

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VALUATION REPORT

PARTY :- MRS. ARCHANA CHANDRAKANT
KATKADE &
MR. CHANDRAKANT R. KATKADE

FLAT NO. 603, 6TH FLOOR, BUILDING NO. A-1,
FENKIN BELLEZA, OPP. HYPERCITY MALL,
OWALE, THANE (WEST)

PROPERTY :- FLAT NO. 603, 6TH FLOOR, BUILDING NO.
A-1, FENKIN BELLEZA, OPP. HYPERCITY
MALL, OWALE, THANE (WEST)

REFERENCE DATE :- 13TH JUNE, 2017.

VALUER :- M/S. PRAKSIS CONSULTANTS & VALUERS
PVT. LTD.

B/116, 1ST FLOOR, DAMJI SHAMI
CORPORATE SQUARE, NEXT TO KANARA
BUSINESS CENTER, LAXMI NAGAR,
GHATKOPAR (EAST), MUMBAI 400075.



PRASHANT RAUT

Govt. Approved Valuer

Reg. No. CCTT-TH/058/1672/2/2010-11 Ref: PR/PCVPL/VLN/CB/10824/2017

VALUATION REPORT

1. PARTY :- MRS. ARCHANA CHANDRAKANT KATKADE
& MR. CHANDRAKANT R. KATKADE

FLAT NO. 603, 6TH FLOOR, BUILDING NO. A-1,
FENKIN BELLEZA, OPP. HYPERCITY MALL,
OWALE, THANE (WEST)

2. OWNER :- MRS. ARCHANA CHANDRAKANT KATKADE
& MR. CHANDRAKANT R. KATKADE

3. DATE OF INSPECTION :- 14TH JUNE, 2017
(MR. RUPESH SHINDE) ALONG WITH
MR. CHANDRAKANT R. KATKADE

4. VALUATION
INSTRUCTED BY :- COSMOS BANK,
GHODBUNDER BRANCH



5. PURPOSE OF
VALUATION :- TO ASCERTAIN THE PRESENT MARKET
VALUE OF FLAT NO. 603, 6TH FLOOR,
BUILDING NO. A-1, FENKIN BELLEZA,
OPP. HYPERCITY MALL, OWALE, THANE
(WEST) IN CONNECTION WITH
FINANCIAL DEALING WITH COSMOS
BANK, GHODBUNDER BRANCH

6. BRIEF DESCRIPTION:-

THIS PROPERTY IS FLAT NO. 603, 6TH FLOOR, BUILDING NO. A-1, FENKIN BELLEZA, OPP. HYPERCITY MALL, OWALE, THANE (WEST)

THIS FLAT CONSISTS OF:-

LIVING ROOM	1 NO.
KITCHEN	1 NO.
BEDROOM	2 NOS.
BALCONY	6 NOS.
WC/BATH	2 NOS.

THIS FLAT HAS FOLLOWING AMENITIES :-

- 1] MARBONITE FLOORING
- 2] WOODEN DOOR
- 3] ALUMINUM SLIDING WINDOWS
- 4] ALL WALLS INTERNALLY PLASTERED WITH DRY DISTEMPER OIL BOUND PAINT FINISH
- 5] EXTERNALLY PLASTERED WITH SAND FACED FINISH
- 6] CONCEALED WIRING
- 7] CONCEALED PLUMBING
- 8] THIS BUILDING IS BASEMENT + GROUND + 17 UPPER FLOORS
- 9] TWO LIFTS FACILITY
- 10] RCC FRAMED STRUCTURE
- 11] RCC SLAB ROOF
- 12] COMPOUND WALL
- 13] PAVEMENT AROUND BUILDING
- 14] GYMKHANA, CLUB HOUSE FACILITY

