

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, Wing – A, "Morya Emerald Apartment", Plot No. 29 + 30 + 31 + 32, Survey / Gat No. 338 / 340 / 341, Chandashi Shivar, Near Madhuban Hotel, Village - Jalalpur, Taluka – Nashik, District - Nashik, PIN Code – 422 222, State – Maharashtra, Country – India belongs to **M/s. Omkar Builders & Developers**. Name of Proposed Purchaser: **Shri. Ashish Lalchand Pardeshi & Sau. Deepika Ashish Pardeshi**.

Boundaries of the property.

	Building	Flat
North	Road & Open Plot	Flat No.101 of A-Wing
South	Building B Wing	Flat No.101 of B-Wing
East	Open Plot	Marginal Space
West	Road & Building	Lobby and Flat No.103

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 for this particular purpose at ₹ **28,19,400.00 (Rupees Twenty Eight Lakh Nineteen Thousand Four 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.

Sharadkumar
B. Chalikwar

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Date: 2023.07.10 17:01:41 +05'30'

Director

Auth. Sign.



SSL - Shriram Joshi

[Signature]

26/07/2023

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

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