



Valuation Report Prepared For: UBI / Nashik City Branch / Priyanka Kishanrao Pingle (2666/2301691) Page2 of 23

Vastu/Nashik/07/2023/2666/2301691
19/10-316-RYV
Date 19.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, Wing – B, "Morya Emerald Apartment", Survey / Gat No. 338 / 340 / 341, Plot No. 29 + 30 + 31 + 32, 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: **Priyanka Kishanrao Pingle**.

Boundaries of the property:

Boundaries	Building	Flat
North	Road & Open Plot	Flat No.102 of A-Wing
South	Building B Wing	Flat No.102 of B-Wing
East	Open Plot	Marginal Space
West	Road & Building	Staircase and Flat No.104

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 valued for this particular purpose at **₹ 25,19,400.00 (Rupees Twenty Five 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

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd,
ou=CMD, email=cmd@vastukala.org,
Date: 2023.07.19 17:48:05 +05'30'

Auth. Sign.



Rajesh
20/07/2023
Priyanka
Moghe



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