



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C - 504, Fifth Floor, Wing - C, "Roongta Florenza Apartment", Survey No. 984/ 2/ A, Plot No. 5, Near Kuber Lawns & Banquet, Prabhat Colony, Khode Mala Road, Village - Nashik, Taluka & District - Nashik, PIN - 422 009, State - Maharashtra, Country - India belongs to **Name of Proposed Purchaser: Mr. Yogesh Nanabhau Wagh & Mrs. Surekha Nanabhau Wagh. Name of Owner: M/s. Roongta Homes LLP.**

Boundaries of the property.

	Building	Flat
North	Road	Marginal Space
South	Building	Lobby, Staircase & Flat No.501
East	Building	Marginal Space
West	Building	Flat No. 503

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 **₹ 60,19,000.00 (Rupees Forty Sixty Lakh Nineteen Thousand Only- After completion of the property)**. As per site inspection 72% of construction work is completed.

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.

Manoj
Chalikwar
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Auth. Sign.



[Handwritten Signature]
27/12/2023

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