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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/05/2024/008578/2306216
07/16-76-RYBS
Date 07.05.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. C-1211, 12th Floor, C-Wing, "Roongta Elegante Apartment", Gat No. 309/ 1/ 2/ 3, Plot No. 16 to 22, Near Sanklecha Apartment, Swami Samarth Nagar, Vrindavan Nagar, Jatra - Nandur Road Village – Adgaon, Taluka & District - Nashik, PIN Code – 422203, State – Maharashtra, Country – India, belongs to Name of Proposed Purchaser: **Mr. Harshad Sudhir Deole & Mrs. Kanchan Harshad Deole**. Name of Owner: **M/s. Roongta Landmarks LLP**.

Boundaries of the property:

Boundaries	Building (As per Site)	Flat (as per Plan)
North	B - Wing	Staircase & Flat No. 1210
South	Open Plot	Side Margin
East	Road	Side Margin
West	A-Wing, Road	Lobby, Flat No. C - 1212

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 **₹ 42,12,000.00 (Rupees Forty-Two Lakh Twelve Thousand Only)**. As per Site Inspection **60%** 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.**

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, c=IN
Date: 2024.05.07 17:47:06 +05'30'

Auth. Sign.

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