

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI/ Adgaon Branch/ Mr. Nitin Nandu Nagare & Other (009334/2306794) Page 2 of 23

Vastu/Nashik/06/2024/009334/2306794
18/1-238-RYBS
Date: 18.06.2024

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C-511, Fifth 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, PINCode – 422203, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Nitin Nandu Nagare & Mrs. Sima Nitin Nagare.**

Boundaries of the property:

Boundaries	Building	Flat
North	B - Wing	Staircase & Flat No. C- 510
South	Open Plot	Side Margin
East	Road	Side Margin
West	A-Wing, Road	Lobby, Flat No. C - 512

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 ₹ **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.**

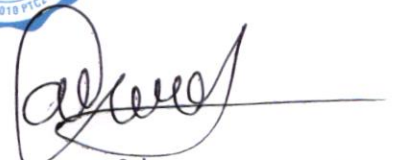
**Manoj
Chalikwar**
Director

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.18 10:41:15 +05'30'

Auth. Sign.




18/06/2024

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