

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 112, 3rd Floor, Wing - A, "Morya Sunrise Apartment", Near Madhuban Hotel, Plot No. 42 + 43 + 44, Mung sare Chandshi Road, Chandshi Shivar, Village - Jalalpur, Taluka - Nashik, District - Nashik, Nashik, 422222, State - Maharashtra, India belongs to **M/s. Omkar Builders & Developers**. Name of Proposed Purchaser is **Malati Sandip Kadam**.

Boundaries	:	Building	Flat
North	:	Open Plot	Flat No. 111 A Wing
South	:	Open Plot	Plot No. 46
East	:	Road	9 M. Road
West	:	Open Plot	Lobby, Lift, Duct & Flat No. 109

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 37,26,000.00 (Rupees Thirty Seven Lakh Twenty Six Thousand 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 report.

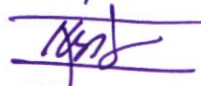
Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.23 14:10:38 +05'30'



Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report

