

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A - 602, Sixth Floor, A-Wing "Millennium Tower", Survey No. 200/ 6/ 1, Plot No.1A, Behind Laxminarayan Yeola Pathaini Sarees, Sai Nagar, Ayodhya Nagari, SaiNagar Road, Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India, belongs to **Name of Owner: Mr. Shivraj Shashikant Patil & Mrs. Meena Shashikant Patil.**

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No. 200/3	By Marginal Space
South	Survey No. 200/7	By Staircase & Flat No. A-603
East	12-Meter-Wide Road	By Marginal Space
West	Plot No.1B	By Lift & Flat No. A-601

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 **₹58,08,600.00 (Rupees Fifty-Eight Lakh Eight Thousand Six Hundred Only)**. As per Site Inspection **30% 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

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Number  
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Date: 2023.12.22 15:18:02 +0530

Auth. Sign.



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