



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A - 802, 8th 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. Saurabh Narayan Balve.**

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- 803
East	12-Meter-Wide Road	By Marginal Space
West	Plot No.1B	By Lift & Flat No. A - 801

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 **37% 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=Mumbai,
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Auth. Sign.



Received
13/2/25



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