

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A - 303, Third Floor, A-Wing "Millennium Tower", Survey No. 200/ 6/ 1, Plot No.1A, Behind Laxminarayan Yeola Pathaini Sarees, Sai Nagar, Ayodhya Nagari, Sai Nagar Road, Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Hemant Madhukar Narkhede & Mrs. Archana Hemant Narkhede.**

Boundaries of the property.

Boundaries	Building	Flat
North	By Survey No.200/3	By Staircase & Flat No. A- 302
South	By Survey No.200/7	By Marginal Space
East	By 12-Meter-Wide Road	By Marginal Space
West	By Plot No.1B	By Marginal Space & Flat No. A - 304

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 **₹46,93,500.00 (Rupees Forty Six Lakh Ninety Three Thousand Five Hundred Only)**. As per Site Inspection **40% 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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Date: 2024.02.27 16:32:33 +05'30'

Auth. Sign.



Manoj
Reviewed
28/02/2024



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