



**Vastukala Consultants (I) Pvt. Ltd.**

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Page 2 of 27

Vastu/Nashik/08/2024/010568/2307590  
 13/14-168-RV/BSCC  
 Date: 13.08.2024

**VALUATION OPINION REPORT**

This is to certify that the under construction property bearing Residential Flat No. 404, 4<sup>th</sup> Floor, Wing - A, "Millennium Tower", Behind Laxminarayan Yeola Pathaini Sarees, Sai Nagar, off Dr Nanasaheb Dharmadhikari Marg, Plot No. 1A, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422 003, State - Maharashtra, India belongs to Mrs. Anita Sarang Vanikar .

Boundaries	:	Building	Flat
North	:	By Survey No.200/3	By Staircase & Flat No. A- 401
South	:	By Survey No.200/7	By Marginal Space & S.No.200/ 5
East	:	By 12-Meter-Wide Road	By Marginal Space & Flat No. A - 403
West	:	By Plot No.1B	By Marginal Space & B-Wing

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 ₹ 46,93,500.00 (Rupees Forty Six Lakh Ninety Three Thousand Five Hundred Only) After completion of construction works. As per Site Inspection 70% 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar  
Digitally signed by Manoj Chalikwar  
 DN: cn=Manoj Chalikwar, o=Vastukala  
 Consultants (I) Pvt. Ltd., ou=Mumbai,  
 email=manoj@vastukala.org, c=IN  
 Date: 2024.08.13 17:47:52 +05'30'  
 Director Auth. Sign.



Manoj Chalikwar  
 Govt. Reg. Valuer  
 Chartered Engineer (India)  
 Reg. No. IBB/RV/07/2016/10366  
 Bank Of Baroda Empanelment No.: ZO :MZ:ADV:16:941



End : Valuation report

Received  
 16/8/24  
 Purse

Head Office: 4, 1st Floor, Adarshnagar, Nashik, Maharashtra  
 Adgaon, Nashik - 422004 (M.S.), India  
 Email: nashik@vastukala.co.in Tel: +91 203 408282/98803 80884  
 Our Pan India Presence at:  
 Mumbai, Pune, Ahmednagar, Delhi NCR, Hyderabad, Kolkata, Raipur, Jaipur, Lucknow, Patna, Bhopal, Chandigarh

Regd. Office  
 B1-001, U/B Fajar, BOOMERANG, Chandrahad Park Road,  
 Powai, Andheri East, Mumbai - 400072, (M.S.) India  
 +91 22 47499919  
 Mumbai@vastukala.co.in  
 www.vastukala.co.in