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MSME Reg No: UDYAM-MH-18-UU8561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013472/2309617

04/T-36-RV/BS

Date: 04.01.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. A-503, 5th Floor, "Millennium Tower", Behind Laxminarayan Yeola Pathaini Sarees, Sai Nagar, Ayodhya Nagari, Plot No. Plot No. 1A, Sai Nagar Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Mr. Prashant Arun Patil & Mrs. Sunita Prashant Patil.**

Boundaries	:	Building	Flat
North	:	By Adjacent S. No. 200/ 3	By Staircase & Flat No. A-502
South	:	By Adjacent S. No. 200/ 7	By Marginal Space & S. No. 200/ 7
East	:	12.00 Mtrs Wide Road	By Marginal Space & 12.00 Mtrs Wide Road
West	:	Plot No. 1B	By Marginal Space & Flat No. A-504

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 81% 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: 2025.01.04 11:53:08 +05'30'

Director

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



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