



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, "Rutica Heights Apartment Building - 1", Survey No. 33 / 26 / 2 / 3, Plot No. 1 / 2 / A+1 / 2 / B, Near Shiv Palace Hall, Shanti Nagar, Ashwamedh Nagar, Peth Road, Village – Makhamalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra , Country – India belongs to Rutica Infra LLP. Name of Proposed Purchaser : Shri. Krishnakumar Bajinath Agrahari & Sau. Manoramadevi Krishnakumar Agrahari.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Lobby & Duct
South	Building	Marginal Space
East	Road	Staircase
West	Road & Row House	Lobby & Flat No. 302

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 ` 33,60,000.00 (Rupees Thirty Three Lakh Sixty Thousand Only).

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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
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ou=admn,
2.5.4.20=9827b6c4d35c63e0c93e2685513490c73e33d4133
3115279b17a18e5652, postalCode=400009, st=Maharashtra,
serialNumber=4112d6c5f6ab6cc08b02355a9fca0e3171ba7,
394a28f2e29a1376e256c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.19 11:28:41 +05'30'

Auth. Sign.

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

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22/3/23

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