



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.301, Third Floor , "Sitai Heights Apartment", Survey No.252/6/1/2/1,Plot No.1, Next to Lokmanya Hospital , Balram Nagar , Mumbai Agra National Highway , Village - Nashik, Taluka & District - Nashik,PIN Code – 422 003, State – Maharashtra, Country – India belongs to **M/s.Rudra Infra** Name of Proposed Purchaser: **Shri.Suresh Ramdas Bagul**.

Boundaries of the pro

Boundaries	Building	Flat
North	Plot No.9	Staircase
South	12.00 Meter Road	Side Margin
East	Survey No.252/6	Side Margin
West	Colony Road	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 ₹ 58,80,000.00 (Rupees Fifty-Eight Lakh Eighty 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

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  
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Auth. Sign



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