

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 610, 6th Floor, Building No 1, "Rutica Heights", Near Mehar Dham Bus Stop, Shridhar Colony, Plot No. 1/ 2/ A + 1/ 2/ B, off Peth Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 004, State - Maharashtra, Country -India belongs to **M/s. Rutica Infra LLP**. Name of Proposed Purchaser is **Mrs. Dipali Sandip kashid**.

Boundaries	:	Building	Flat
North	:	S. No. 33/ 21	Flat No. 609
South	:	S. No. 32/ 7+8+9 Part	Marginal Space
East	:	30.00 Mtrs DP Road	Marginal Space
West	:	9.00 Mtrs Road & Open Space & Row House Area of Rutica Residency (Building No. 2)	Lobby & Staircase

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 **₹ 51,15,600.00 (Rupees Fifty One Lakh Fifteen Thousand Six Hundred 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2025.01.10 13:33:42 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report

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13/01/2025

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Our Pan India Presence at :

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