

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 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, India belongs to **Mr. Rahul Anandrao Shivade & Mrs. Monali Rahul Shivade**.

Boundaries	:	Building	Flat
North	:	S. No. 33/ 21	Flat No. 603
South	:	S. No. 32/ 7+8+9 Part	Marginal Space
East	:	30.00 Mtrs DP Road	Passage & Duct & Flat No. 601
West	:	9.00 Mtrs Road & Open Space & Row House Area of Rutica Residency (Building No. 2)	Marginal Space

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 **₹ 42,45,600.00 (Rupees Forty Two Lakh Forty Five 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.**

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: 2025.01.14 16:17:17 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

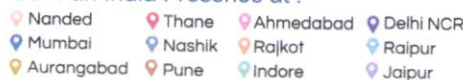
State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at :


 Nanded Thane Ahmedabad Delhi NCR
 Mumbai Nashik Rajkot Raipur
 Aurangabad Pune Indore Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S.), India

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in