

H.K

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company

Vastukala
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: Cosmos Bank / Chembur (East) Branch / M/s. Rushank Clothiers through its Proprietor Mr. Raja Narain Masand (2887/2301908) Page 2 of 18

Vastu/Mumbai/08/2023/2887/2301908
04/14-54-SKVU
Date: 04.08.2023

VALUATION OPINION REPORT

The property bearing Industrial Gala No. 04, Ground Floor, "Interlink Industrial Premises Co-Op. Society Ltd.", Interlink Industrial Estate, Caves Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India belongs to **M/s. Rushank Clothiers through its Proprietor Mr. Raja Narain Masand.**

Boundaries of the property.

North : Nala & Slum
South : Caves Road
East : Internal Road / High Tech Industrial Estate
West : Premsons Industrial Estate

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 and valued for banking purpose for ₹ 2,61,68,305.00 (Rupees Two Crore Sixty One Lakh Sixty Eight Thousand Three Hundred Five 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 BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No.: H.O./Credit/67/2019-20

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=admin,
2.5.4.20=9822b6c4fad35de03e0cf39e26865913490cf3d33d
41333115279b17a18b5652, postalCode=400069,
st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2a55a8fce3feb31f31
bd2e394e28f2e29a327b625bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.08.28 11:22:24 +05'30'

Auth. Sign.



Received
Rone
28/8/23



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Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org