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MSME Reg No: UDYAM-MH-18-0082407
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC2078659

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010992/2017TTT3
20117-251-RVPLJ
Date: 20.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-701, 7th Floor, Wing - A, "Rushiraj Galaxy Apartment", Behind Audambar Lawns, Rameshwar Nagar, Off Meri - Rasbihari Link Rd, Plot No. 5+6, Village - Mhasrul, Taluka - Nashik, District - Nashik, 422004, State - Maharashtra, India belongs to M/s. Rushiraj Relators.. Name of Proposed Purchaser is Swati Ashok Patil & Mr. Anirudhha Trimbak Baharwal..

Boundaries	:	Building	Flat
North	:	By Adjacent Plot No. 127 & 07	Marginal Space
South	:	By Adjacent Plot No. 04	Duct & Flat No. 702
East	:	By 30.00 Mtr D.P. Road	Marginal Space
West	:	By Adjacent Plot No. 125 to 128	Staircase & B - Wing

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 ₹ 56,80,800.00 (Rupees Fifty Six Lakh Eighty Thousand Eight 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=CA, email=ca@vastukala.org, c=IN
Date: 2024.08.21 10:12:56 +05'30')

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panel Valuer/2022-23

End.: Valuation report



21/8/24

Nashik: A, 1st Floor, Madhushik Enla, Wundavani Nagar, Jatra Bandu Naka Link Road
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