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Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/SBI/Nashik/09/2024/11176/2308143

12/10-149-CCV

Date: 12.09.2024

MASTER VALUATION REPORT OF "RUSHIRAJ HIGHLANDS APARTMENT"

"Rushiraj Highlands Apartment" Proposed Residential Building on Plot No. 67+ 68, Survey No. 702/38/36, Final Plot No.430, TPS-II at Village – Nashik, Opp. Horizon School, Date Nagar, Datta Chowk, Gangapur Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India

Latitude Longitude: 20°01'05.7"N 73°45'55.1"E

NAME OF DEVELOPER: M/s. Jhala Infratech

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **12th September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Rushiraj Highlands Apartment"** Proposed Residential Building on Plot No. 67+ 68, Survey No. 702/38/36, Final Plot No.430, TPS-II at Village – Nashik, Opp. Horizon School, Date Nagar, Datta Chowk, Gangapur Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India. It is about 10.1 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Jhala Infratech	
Project Registration Number	Project	RERA Project Number
	Rushiraj Highlands Apartment	P51600056460
Register office address	M/s. Jhala Infratech Address: Unit No. 301, "Rushiraj House" Behind Kotak Mahindra Bank , Thatte Nagar, Collage Road, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Prashant Wakchaure (Site Engineer) Contact No.+91 7020285538	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Indranil Apartment
On or towards South	Prachi Society
On or towards East	Nashik Road
On or towards West	Samruddhi Garden Apartment & Road



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Received
15/09/24