



**Our Pan India Presence at :**

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Bhopal |
| Thane     | Nanded     | Indore    | Bhopur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

**Regd. Office :** 121, 1st Floor, Acharya Star Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  
**Telephone :** +91 22 2871325/24  
**Website :** [www.vastukala.org](http://www.vastukala.org)



CIN: L24130MH2010PTC261989  
 MSME Reg. No.: LDYMH-MH-18-0083617  
 An ISO 9001:2015 Certified Company

Think, Innovate, Create

Valuation Report Prepared For: SBI / RACPC Ghalkopar / Mr. Fahimuddin Shaikh (30405 / 46183) Page 2 of 26

VastuMumbai032023/30405/46183  
 2023-387-SBSH  
 Date: 20.03.2023

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 1602, 16<sup>th</sup> Floor, "AL-Nashra Heights Co-op. Hsg. Soc. Ltd.", Near Asra & Amul Palms, Via Fortis Hospital, Govind Wadi, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to **M/s. Unique Builders & Developers**. Name of Proposed Purchaser is **Mr. Fahimuddin Shaikh & Mrs. Shahida Fahim Shaikh**.

**Boundaries of the property**

- |       |    |                               |
|-------|----|-------------------------------|
| North | :: | Bhatti Road & Sahil Apartment |
| South | :: | APMC Market                   |
| East  | :: | Bhatti Road                   |
| West  | :: | Tausif Manzil                 |

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 for this particular purpose at **₹ 80,09,600.00 (Rupees Eighty Lakh Nine 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 valuation report.

Hence certified

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO CHALIKWAR**

MANOJ BABURAO CHALIKWAR  
 Director  
 Vastukala Consultants (I) Pvt. Ltd.  
 121, 1st Floor, Acharya Star Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  
 Telephone: +91 22 2871325/24  
 Website: www.vastukala.org

*(Handwritten Signature)*



**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**  
 Registered Valuer  
 Chartered Engineer (India)  
 Reg. No. CAT-I-F-1783  
 SBI Empanelment No.: SME/TCC/2021-22/86/3  
 Encl. Valuation Report



**Our Pan India Presence at :**

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Bhopal |
| Thane     | Nanded     | Indore    | Bhopur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

**Regd. Office :** 121, 1st Floor, Acharya Star Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  
**Telephone :** +91 22 2871325/24  
**Website :** [www.vastukala.org](http://www.vastukala.org)