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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2023/011111/2308093

09/10-99 -CCBS

Date: 09.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Building on **C.T.S No.4021**, Behind Hindustan Electricals , Sanjay Nagar, Bhagwan Pura , Wazare Nagar, Village – Nashik Gaothan , Taluka & District - Nashik, PIN Code – 422 011, State – Maharashtra, Country – India belongs to **Shri.Shakur Peermohammad Qureshi & Others Four**

Boundaries of the property.

North : Road  
South : C.T.S No.3967,3966 & 3965  
East : C.T.S No.3964E & Adjoining Road  
West : Galli

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 Fair Market Value purpose at **₹ 1,71,15,655.00 (Rupees One Crore Seventy-One Lakh Fifteen Thousand Six Hundred Fifty-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.**

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.09.10 10:26:25 +05'30'

**Director**

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

Auth. Sign.



Received  
12/09/24



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