



Vetting Report Prepared For: BOB / Mumbai Naka Parisar Nashik Branch / Shri. Yogesh Madhukar Aangre (30961/2300110)

Page 1 of 2

Vastu/Nashik/04/2023/30961/2300110
15/07-108-RPSH
Date: 15.04.2023

To,
The Branch Manager
Bank of Baroda
Mumbai Naka Parisar Nashik Branch
Shop No. 14 & 15, Suyojit Commercial Complex,
Near Hotel Prakash, Mumbai Naka Parisar,
Nashik, PIN – 422009, State - Maharashtra, Country - India.

Sub: Vetting of Estimate

Sir,

Residential Flat No. 23, Stilt 2nd Floor, B – Wing, "**Siddhivinayak Apartment**", Survey No. 509 / 1A, Plot No. 63 / 64 / 65, Survey No. 322 / 1 / 1A, Plot No. 60 to 63, Near Swami Samarth Udyan, Vrindavan Nagar, Behind Nandur Naka Road, Village - Adgaon, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Shri. Rajendra Prabhudas Aamin**. Name of Proposed Purchaser: **Shri. Yogesh Madhukar Aangre**.

We have verified the rates quoted as per current market rates. Details of Estimate considered as per Estimate Work Certificate Provided by Ariyant Associate received as on dated 15.04.2023 The Estimate Amount is **Rs. 4,00,000/- (Rupees Four Lakh Only)**.

The said Cost Vetting Certificate is valid upto next 6 months Only.

Thanking you

Sincerely yours

Think.Innovate.Create

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

**Sharadkumar
B. Chalikwar**

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cm@vastukala.org, c=IN
Date: 2023.04.17 09:02:45 +05'30'

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

15.04.23

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax: +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 23, Stilt 2nd Floor, B – Wing, "Siddhivinayak Apartment", Survey No. 509 / 1A, Plot No. 63 / 64 / 65, Survey No. 322 / 1 / 1A, Plot No. 60 to 63, Near Swami Samarth Udyan, Vrindavan Nagar, Behind Nandur Naka Road, Village - Adgaon, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Shri. Rajendra Prabhudas Aamin**. Name of Proposed Purchaser: **Shri. Yogesh Madhukar Aangre**.

Boundaries of the property

Boundaries	Building	Flat
North	A Wing	A Wing
South	Row House	Flat No. 24
East	Mayak Apartment	Marginal Space
West	Road	Staircase, Lobby & Flat No. 22

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 is ` **23,00,000.00 (Rupees Twenty Three Lakh 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

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Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.

15.4.23

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Thane Nanded Indore Raipur
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