

MSME Reg No: UDYAM-MH-18-UU8361 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O Nashik Branch / Shri. Sagar Balasaheb Zoman & Others (012570/2309190)

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Vastu/Nashik/11/012570/2309190 25/10-275-RYRJ Date: 25.11.2024

To. The Branch Manager, Bank of Baroda Regional Office BSNL Building, Datta Mandir Road, Nashik Road, Nashik, PIN - 422 101, State - Maharashtra, Country - India.

Sub: Vetting of Extra Amenities

Sir,

With reference to above subject, we have evaluated the Extra Amenities for Residential Flat No. 4, 2nd Floor, " Tulsi Heights ", Near Sai Mandir, Survey No. 59/ 3/ 1/ 2/ 3, Plot No. 70, Dhruv Nagar, Satpur Colony, Gangapur - Satpur Link Road, Village - Gangapur, Taluka - Nashik, District - Nashik PIN Code - 422 007, State - Maharashtra, India belongs to Shri. Sampat Santu Chumbhale & Shri. Sunil Sampat Chumbhale. Name of Proposed Purchaser is Shri. Sagar Balasaheb Zoman & Sau. Sunanda Balasaheb Zoman.

We have verified the rates quoted as per current market rates. Details of Extra Amenities considered as per copy of Extra Amenities Agreement between Shri. Sagar Balasaheb Zoman & Sau. Sunanda Balasaheb Zoman (First Party). Shri. Avinash Sanjay Bansode (Second Party) received on dated.25.11.2024. The Extra Amenities amount is Rs. 7,00,000/- (Rupees Seven Lakh Only)

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

Thanking you

Sincerely yours

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwa DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.11.25 17:30:22 +05'30'



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Regd. Office Adgaon, Nashik-422003 (M.S.), INDIA Email: nashik@vastukala..co.in | Tel : +91 253 4068262/98903 80564

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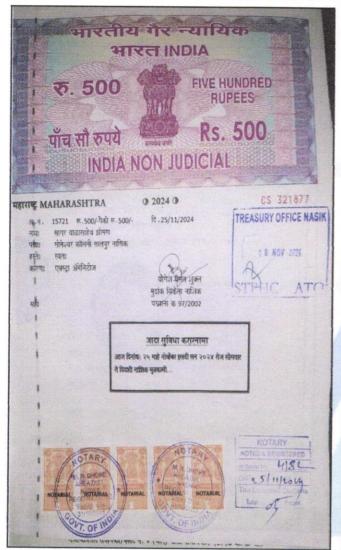
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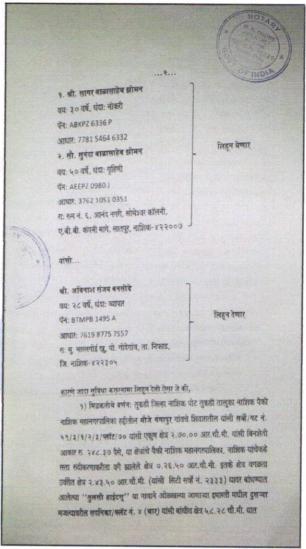
B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India



mumbai@vastukala.co.in www.vastukala.co.in

Agreement for Extra Amenities

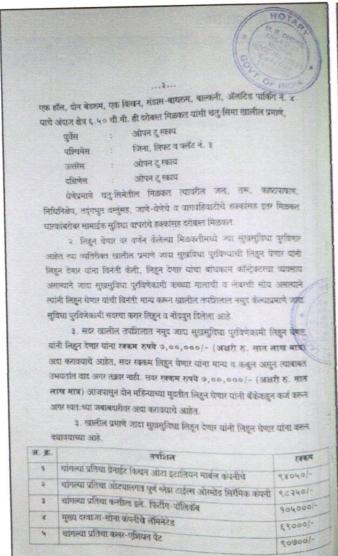






Since 1989







The Extra Amenities amount is Rs. 7,00 ,000/- (Rupees Seven Lakh Only)



Vastukala Consultants (I) Pvt. Ltd.

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