

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O Nashik Branch / Shri. Aditya Bhagwan Rahane & Others (012673/2309265) Page 1 of 3

Vastu/Nashik/112024//012673/2309265 29/6-350-RYBS

MSME REG NO: UDYAM-MH-18-UU8561 An ISO 9001: 2015 Certified Company

Date: 29.11.2024

www.vastukala.co.in

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. A-16, 3rd Floor, Wing -A, " Rameshwar Park Apartment ", Behind Icon Fitness Hub Unisex Gym, Upendar Nagar, More Mala, Survey No -304/ 1/ 2/ 1, Plot No. 81+82, Ambad - Trimurti Chowk Link Road, Village - Ambad Khurd, Taluka - Nashik, District -Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country -India belongs to Shri. Machindra Dyaneshwar Sonawane. Name of Proposed Purchaser is Shri. Aditya Bhagwan Rahane & Sau. Radhika Aditya Rahane.

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. Aditya Bhagwan Rahane & Sau. Radhika Aditya Rahane (First Party). Shri. Rahul Baban Shelke (Second Party) received on dated 24.11.2024. The Extra Amenities 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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoi Chalikwar

Director

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukali Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.11.29 12:48:42 +05'30'

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

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