

## Vastukala Consultants (I) Pvt. Ltd.

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

[www.vastukala.co.in](http://www.vastukala.co.in)

Vastu/Nashik/112024//012673/2309265

29/6-350-RYBS

Date: 29.11.2024

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. 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.**

**Manoj**  
**Chalikwar**

**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.

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

**Auth. Sign.**



*Received*  
*10/12/2024*