

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O Nashik Branch / Shri. Saner Pramod Dilip & Others (013884/2310209)

Page 1 of 3

www.vastukala.co.in

Vastu/Nashik/01/2025/013884/2310209  
24/9-328-RVRJ  
Date: 24.01.2025

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. 201, 2nd Floor, "Shree Vaishnavi Apartment - I", Near Podar International School, Buddha Vihar, Survey No. 239/ 13, Plot No. 28, off Ekta Green Villa Road, Village - Pathardi, Taluka -Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country -India belongs to **M/s. Shree Vaishnavi Buildcon Partnership**. Name of Proposed Purchaser is **Shri. Saner Pramod Dilip & Sau. Alkabai Dilip Patil**.

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. Saner Pramod Dilip & Sau. Alkabai Dilip Patil** (First Party). **Shri. Prashant Madhukar Gaikwad** (Second Party) received on dated. 21.01.2025. The Extra Amenities amount is **Rs. 5,40,000/-** (Rupees Five Lakh Forty Thousand Only)

**The said Cost Vetting Certificate is valid up to 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: 2025.01.24 13:46:38 +05'30'

**Auth. Sign.**



*Bank of Baroda*  
29/01/25  
received

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

**Our Pan India Presence at :**

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

**Regd. Office**

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

☎ +91 22 47495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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