

Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: BOB / Regional Office // Sonu Prashant Kanade (013950 /2310256) Page 1 of 3

www.vastukala.co.in

Vastu/Nashik/01/2025/013950/2310256
27/7-375 -RPBS
Date: 27.01.2025

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

Sub: Vetting of Extra Amenities

Sir,

With reference to above subject, we have evaluated the Extra Amenities for g Residential Flat No. 404, 4th Floor, "**Dels Murlidhar**", Tanaji Chowk, Sutar Lane, Viman Nagar, Village - Ozar, Taluka - Niphad, District - Nashik, Nashik, PIN Code - 422 207, State - Maharashtra, Country - India belongs to **M/s. Dels Estate**. Name of Proposed Purchaser is **Sonu Prashant Kanade**.

We have verified the rates quoted as per current market rates. Details of Extra Amenities considered as per copy of Agreement for Extra Amenities issued by to **Mr. Sonu Prashant Kanade**. (First Party) **Mr. Madhukar Khanderao Lande** (Second Party) received on dated 16.12.2024. The Extra Amenities amount is **Rs.5,80,000/- (Rupees Five Lakh Eighty Thousand 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: 2025.01.27 15:28:12 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

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Regd. Office

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Agreement of Extra Amenities

महाराष्ट्र MAHARASHTRA © 2024 © CS 563111

क्र. नं. 16612 म. 1000/-/पेको म. 500/- दि. 05/12/2024
 नाम: सोनु प्रशान्त कानडे
 पत्ता: 1 अमरकान्त अपार्ट. माणिकवदन रोड एधरपट्टे नशीक
 उपांग: आवासीय मानक
 कायदा: कर्तव्य पत्र
 मं. 10/11/2024

पंजीत अर्जुन कुलकर्णी
 पुस्तक क्रि.सं. 97/2002

TREASURY OFFICE NASIK
 3 DEC 2024
 PHC ATO

AGREEMENT FOR EXTRA AMENITIES

THIS IS AN AGREEMENT FOR EXTRA AMENITIES made at Nashik on this 16th day of month December in the Year 2024.

BETWEEN

Mr. SONU PRASHANT KANADE
 Age: 35 Years, Occupation: House Wife
 PAN NO: JPNPK7234D
 Adhar No. 6103 8940 8688
 Address:-SUNDAR VILL ROW HOUSE NO E-1
 NANDUR JATRA LINK ROAD, VRUNDAVAN NAGAR
 ADGOAN SHIVAR, Nashik -422003

Hereinafter referred to as the "Part of First Party" [which expression, shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include its legal heirs, executors, representatives and assignees) of the FIRST PART.

AND

Mr. MADHUKAR KHANDERAO LANDE
 Age: 74 Yrs. Occupation: Contractor
 PAN No-ABCPL0097P
 Adhar Card No. 6211 2878 4213
 Address: FLAT NO 3 SHIVNERI B RESIDENCY,
 ST COLONY, PANCHIVATI, NASHIK 422 003

Hereinafter referred to as the "Part of Second party" (which expression, shall unless it be repugnant to the context or meaning



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



