

## Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: BOB / Regional Office // Nitin Mohan Pawar & Other (014030/2310316) Page 1 of 3

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Vastu/Nashik/01/2025/014030/2310316  
30/9-435-RPSP  
Date: 30.01.2025

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 Residential Flat No. 301, 3<sup>rd</sup> Floor, "**Shree Krishna Apartment Co-Op. Housing Society Ltd.**", Near Kaka Gadre Mangal Karyalaya, Gole Colony, Ashok Stambh, Plot No. 28, Final Plot No. 74, T.P.S-1, Gangapur Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 002, State - Maharashtra, Country - India belongs to **Shri. Chandrakant Murlidhar Thete**. Name of Proposed Purchaser is **Shri. Nitin Mohan Pawar & Shri. Swapnil Mohan Pawar**.

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 **Shri. Chandrakant Murlidhar Thete**. Name of Proposed Purchaser is **Shri. Nitin Mohan Pawar & Shri. Swapnil Mohan Pawar**. (First Party) **Shri. Balu Ananda Mahale** (Second Party) received on dated 29.01.2025. The Extra Amenities amount is **Rs.6,20,000/- (Rupees Six Lakh Twenty 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: 2025.01.30 14:55:56 +05'30'

**Auth. Sign.**



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**Regd. Office**

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