



Valuation Report Prepared For: SBI / RACPC Nashik Branch / Shri. Vishwanath Nimba Rathod (004729/2303247)

Page 1 of 3

Vastu/Nashik/10/004729/2303247
28/11-444-RYBS
Date: 28.10.2023

To,
The Branch Manager,
State Bank of India
RACPC Nashik Branch
1st Floor, Patel Plaza, N.D. Patel Road,
Opp. BSNL, Landmark Seawoods Navratna Hotel,
Nashik - 422001, State – Maharashtra, Country – India.

Sub: Vetting of Extra Work

Sir,

With reference to above subject, we have evaluated the Extra Work for Residential Row Bungalow No. 05 on Plot No. 9 + 10/ 5, Gat No. 296/1, “Swaroop Classic”, Konark Nagar, Near Anukul Bungalow, Village – Adgaon, Taluka & District – Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Vishwanath Nimba Rathod & Smt. Manisha Vishwanath Rathod.**

We have verified the rates quoted as per current market rates. Details of Extra Work considered as per copy of Extra Work Agreement between **Mr. Vishwanath Nimba Rathod** (First Part). **Mr. Kailas Vishram Mahale** (Second Part) received on dated 17.10.2023. The Extra Work amount is **Rs. 7,00,000/- (Rupees Seven Lakh Only)**

The said Cost Vetting Certificate is valid upto next 6 months Only.

Thanking you

Sincerely yours

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.Create



Director

Sharadkumar B. Chalikwar

Auth. Sign.

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

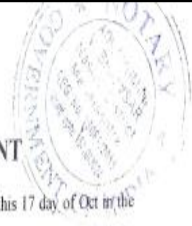
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TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

Agreement for Extra Work





EXTRA WORK AGREEMENT

THIS EXTRA WORK AGREEMENT is made & executed at Nashik on this 17 day of Oct in the Christian Year Two Thousand Twenty Three

BETWEEN

MR. KAILAS VISHRAM MAHALE
Age : 37 Years, Occu : Business
Address : Konark Nagar, Adgaon Shivar, Nashik - 03.

Hereinafter referred to as "THE CONTRACTOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean & include his heirs, legal representatives, executors, administrators & assignees) OF THE FIRST PART.

AND

1 MR. VISHWANATH NIMBA RATHOD
Age: 35 Yrs. Occupation: Service
Both R/o : Thane - 424 308.

Hereinafter referred to as "THE PURCHASER/S" (Which expression shall unless it be repugnant to the context or meaning thereof, mean & include his/her/their heirs, legal representatives, executors, administrators & assignees) OF THE OTHER PART.

Description of Property

All that piece and parcel of the **Row House No. 05**, admeasuring about Carpet Area 68.48 Sq. Mtrs. Located at "**SWAROOP CLASSIC**" duly constructed on the land bearing Plot No. 9+10/05, S.No.296, Konark Nagar, Adgaon Shivar, Nashik.

AND WHEREAS the purchaser has entered into _____ with _____ in respect of constructed premises i.e the **Row House No. 05**, admeasuring about Carpet Area 68.48 Sq. Mtrs. Located at "**SWAROOP CLASSIC**"

AND WHEREAS the Purchasers desire to internal changes in said flat, the property more particularly described hereinabove, according to the building plans have been approved by N.M.C. Nashik.

AND WHEREAS purchaser of the said flat wants some extra work/amenities in the flat and whereas the contractor have agreed for the said extra work which is now therefore this deed witness and it is hereby agreed settled & understood by & between the parties as under :-

Sr. No.	Particulars	Rate	Items	Price
1.	Asian Plastic Paint	Lumpsum	As Per Work	1,30,000 /-
2.	Jaquar Or Equivalent Fitting	Lumpsum	As Per Work	1,20,000 /-
3.	Electric Concealed Fitting	Lumpsum	As Per Work	85,000 /-
4.	POP Hall	Lumpsum	As Per Work	60,000 /-
5.	Kitchen And Bathroom Full Tiles	Lumpsum	As Per Work	1,00,000 /-
6.	Powder Coated Window, French Door	Lumpsum	As Per Work	95,000 /-
7.	Staircase Reeling S S	Lumpsum	As Per Work	75,000 /-
8.	Staircase Granite	Lumpsum	As Per Work	35,000 /-
				Rs. 7,00,000 /-

- 1) Out Of This Amount 6,00,000 /- Payable State Bank Of India.
- 2) The Purchaser has paid 1,00,000 /- Paid by Cash Time To Time.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS OF THE DAY AND DATE FIRST HEREIN ABOVE MENTIONED.

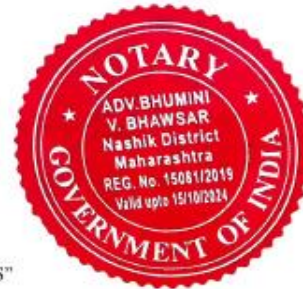
Signed, Sealed & Delivered by the within named "CONTRACTOR"

MR. KAILAS VISHRAM MAHALE



Signed, Sealed & Delivered by the within named "PURCHASERS"

MR. VISHWANATH NIMBA RATHOD



BHUMINI V. BHAWSAR
Advocate & Notary, Govt. of India
Office:- 11, Gajjar-B Apartment,
Shanti Park, Upnagar, Nashik - 6

The Extra Amenities amount is **Rs. 7,00,000/- (Rupees Seven Lakh Only)**