



**VASTUKALA**  
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/04/2024/008173/2305919

10/3-58-RYBS

Date: 10.04.2024

To,  
**The Branch Manager,**  
**Union Bank of India**  
**Govind Nagar Branch**  
1,2,3,4 Thakkar Enclave, B/H/ Karmayogi Nagar, Govind Nagar,  
Nashik - 422 008, State - Maharashtra, Country - India.

### Sub: Vetting of Extra Work

Sir,

With reference to above subject, we have evaluated the Extra Work For Residential Flat No. 302, Third Floor, "Ashapuri Imperial", Survey No. 866/ B/ 50, Plot No. 50A+50B, Behind Vinay Nagar Police Station, Deepali Nagar, Wadala - Pathardi Road, Village – Nashik, Taluka & District – Nashik, Nashik - 422 009, State – Maharashtra, Country – India. belongs to Name of Owner: **Yogita Mahendra Nikam.**

We have verified the rates quoted as per current market rates. Details of Extra Work considered as per copy of Cost Sheet Agreement between **Yogita Mahendra Nikam.** (First Party). **Mr. Deepak Keshav Rajput** (Second Party) received on dated.20.03.2024. The Extra Work amount is **Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)**

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

Thanking you

Sincerely yours

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.04.10 14:57:39 +05'30'

Auth. Sign.



**Nashik:** 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

Email: [nashik@vastukala.co.in](mailto: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**

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


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



**Agreement for Extra Work**



भारतीय गैर न्यायिक  
एक सौ रुपये  
Rs. 100  
ONE HUNDRED RUPEES  
भारत INDIA  
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2023 ©

जोडपत्र क्र. 1	
मुद्राक घेण्याचे कारण	Bank
मुद्राक रजि.अनु. क्र. 12149	दिनांक 20/03/2024
मुद्राक घेणाऱ्याचे नाव	श्री.श्री. महेंद्र निकम
पता :-	अशपूरी इम्पेरियल - नाशिक
वस्तु :-	आवडी आवडी
मुद्राक घेणाऱ्याची न्यायवरी	<i>[Signature]</i>
परवाना पारक मुद्राक विक्रेता	<i>[Signature]</i>
परवाना क्रमांक 100/2002	अशपूरान वसंत पीपी, मुद्राक विक्रेता

90AA 785298  
TREASURY OFFICE NASHIK  
15 MAR 2024  
STPHC ATO

NOTARY  
NOTED & RECEIVED  
at Serial No. 131/2024  
DATE 20/03/2024  
This Document Contains  
Total 05 Pages

!! shree !!

**EXTRA WORK AGREEMENT**

This EXTRA WORK AGREEMENT made and executed at NASHIK on this 20th day of MARCH in year TWO THOUSAND TWENTY FOUR,

*[Signature]*  
SHARAD N. GAIDHANI  
Advocate & Notary

(3)

NOTARY  
S. S. GADHANI  
AREA  
DIST. NASHIK  
REGD. NO. 10540  
EXPIRY DATE  
13-11-2024  
GOVT. OF INDIA

BETWEEN

MR. DEEPAK KESHAV RAJPUT, age 32 years, occupation Service, Residing at Police Officer's Club, near Taluka Police Station, Gangapur Road, Nashik - 422002 (PAN - BBVPR 0960 D) (Adhar No. 4275 1311 0817)

Hereinafter referred to as the "CONTRACTOR" (which expression shall unless it is repugnant to the context or meaning thereof, mean and include the said Company, their successors, legal heirs and assignees of the FIRST PART;

AND

YOGITA MAHENDRA NIKAM, age 31 years, occupation Service, Residing at Bus Stand Road, Samrth Nagar, Kannad, District Aurangabad - 431103. (PAN - ATJPN 8050 H) (AADHAR No. 705970184418)

Hereinafter referred to as the "PURCHASER/S" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, legal representatives, executors, administrators) of the SECOND PART;

WHEREAS the property bearing Plot No. 50A AND 50B from and out of Survey No. 866/B/50, of village NASHIK is owned by RISHI BUILDERS AND DEVELOPER, a partnership firm through its partner Suyog Sanjay Kothawade. They decided to construct a building on the said property and have prepared the building plans which are approved by the Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik as per the commencement certificate No. NMCB/ B/ 2023/ APL/ 07735, dated 31/8/2023. The owners have commenced with the construction work. The building constructed thereon is named as "ASHAPURI IMPERIAL".

AND WHEREAS out of the said building, the purchasers herein have agreed to purchase the premises bearing Flat No. 302 on the Third Floor having carpet area of 55.87 sq.mtrs. + enclosed balcony of 6.03 sq.mtrs. i.e total carpet area of 61.90 sq. mtrs + open balcony area of 9.24 sq mtrs and Parking of 9.29 sq. mtrs.

*[Signature]*  
SHARAD N. GAIDHANI  
Advocate & Notary



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

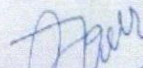
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(4)

WHEREAS the purchasers requested for extra work / alteration according to their requirement to be carried out in the said premises other than the facilities provided as per the plan and specification and for which the purchaser have agreed to pay an additional amount as mentioned hereunder..

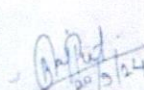
Particulars	Amount
1) Painting of all rooms Birla putty including material and labour etc. completed	1,80,000/-
2) False Ceeling for all rooms and wall as per client design including material and labour etc completed	2,10,000/-
3) Extra kitchen platform in kitchen with granite top with sink including material and labour etc. completed	80,000/-
4) All rooms air condition consoled copper pipe including material and labour etc. completed.	1,10,000/-
5) Safety Door including material and labour etc. completed.	60,000/-
6) Kitchen Trolly including material and labour etc. completed.	60,000/-
7) Fixed wooden wardrobe including material and labour etc. completed.	50,000/-
<b>TOTAL</b>	<b>7,50,000/-</b>

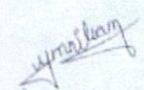
  
**SHARAD N. GAIDIL**  
 Advocate & Notary

(5)

AND WHEREAS the Contractor herein have agreed to carry out the said work for the purchasers and the purchasers have agreed to pay the amounts as shown above.


AND WHEREAS the purchaser has to pay the said amounts as demanded by the Contractor.

  
 SIGNED, SEALED AND DELIVERED BY  
 THE CONTRACTOR  
 MR. DEEPAK KESHAV RAJPUT


  
 SIGNED, SEALED AND DELIVERED  
 BY THE PURCHASER  
 YOGITA MAHENDRA NIKAM

Parties are identified by

In the presence of witnesses:-

-   
 Bhavesh Ahire
- 

BEFORE ME

  
**SHARAD N. GAIDIL**  
 Advocate & Notary  
 P. No. 11-A, Bhandarkar Bldg. Soc.  
 Nashik - 422 002

The Extra Work amount is **Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)**



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