

To,
The Branch Manager,
State Bank of India
Maharashtra Eng. Research Institute Branch
Dindori Road, MERI, Nashik, Maharashtra, Nashik - 422004,
State - Maharashtra, Country - India

Sub: Vetting of Extra Work

Sir,

With reference to above subject, we have evaluated the Extra Amenities for Residential Row Bungalow No.1, Ground + First Floor " **Krushnakunj Row Bungalow**", Survey No.247, Plot No.25/1, Opposite Renuka Nagar Udyan , Renuka Nagar, Dindori Link Road, Village – Mhasrul , Taluka & District – Nashik, PIN – 422 004, State – Maharashtra, Country – India belongs to : **Shri. Punit Motilal Mahana** Name of Proposed Purchaser: **Sau.Kavita Bhaurao Deshmukh**.

We have verified the rates quoted as per current market rates. Details of Extra Work considered as per copy of Extra Work Agreement between **Sau.Kavita Bhaurao Deshmukh**. (First Party). **Shri.Yogesh Subhash Mahajan** (Second Party) received on dated 03.07.2024. The Extra Work amount is **Rs. 8,50,000/- (Rupees Eight 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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Vetting 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: 2024.07.08 17:24:40 +05'30'

Auth. Sign



Vetting of Extra Work



सौ. कविता भाऊराव देशमुख)
 उ.व. 42, व्यवसाय - नोकरी,) लिहून
 रा. दुर्गापुर, पो. हट्टी,) घेणार
 ता. सुरगाणा, जि. नाशिक 422211.

यांसी

श्री. योगेश सुभाष महाजन)
 उ.व. 30, व्यवसाय - व्यापार,) लिहून
 रा. टिळकनगर, मु. पो. ओझर,) देणार
 ओझर (मिग), ता. निफाड, जि. नाशिक 422206.)

कारणे एक्स्ट्रा अॅमिनिटी लिहून देतो तो येणेप्रमाणे :-

1) मिळकतीचे वर्णन :- तुळशी जिल्हा नाशिक पोट तुळशी तालुका नाशिक पैकी नाशिक महानगरपालीका हद्दीतील, रहिवासी विभागातील पैकी मीजे म्हस्सरुड या गांवचे शिवावांतील, सर्व्हे नंबर 247/1/2 पै/2 यांचे मंजूर ले आऊट प्लॅन मधील प्लॉट नंबर 25 यांसी क्षेत्र 282-24 चौ.मी यांसी आकार रुपये 136-00 पैसे, यांसी चतुःसिमा खालील प्रमाणे :-

पुर्वेस : प्लॉट नंबर 19 व 20.
 दक्षिणेस : प्लॉट नंबर 25.
 पश्चिमेस : 20 फुटी कॉलनी रोड.
 उत्तरेस : प्लॉट नंबर 24.

येणे प्रमाणे प्लॉट नंबर 25 यांचे सब डिव्हीजन प्लॅन मधील प्लॉट नंबर 25/1 यांसी क्षेत्र 104.40 चौ.मी. यापैकी म न पा ने रस्ता रंढीकरणाराठी संपादन केलेले क्षेत्र 8.29 चौ.मी. वजा जाता प्लॉट नंबर 25/1 याचे क्षेत्र 96.11 चौ.मी. यांसी विनशेती आकार रुपये 32-00 पैसे, यांवर नाशिक महानगरपालिकेच्या मंजूर बिल्डींग प्लॅन प्रमाणे आर सी सी स्वरुपांत बांधलेल्या व कृष्णकुंज रो बंगलो यानावांने ओळखल्या जाणा-या रो बंगलो पैकी रो बंगलो नंबर 1 यांसी प्लॉट क्षेत्र 96.11 चौ.मी. यांसी बांधीव (विल्ड-अप) क्षेत्र 124.72 चौ.मी. या रो बंगलोच्या चतुःसिमा पुढील प्रमाणे :-

पुर्वेस : प्लॉट नंबर 19 व 20.
 दक्षिणेस : रो बंगलो नंबर 2.
 पश्चिमेस : 20 फुटी कॉलनी रोड.
 उत्तरेस : प्लॉट नंबर 24..

Item	Description	Quantity	Unit rate	Total Amount
Brick bat coba & mosaic tile finish with water proofing chemical treatment.	The slab of the building has been finished by RCC (Reinforced cement concrete) by the builder. It is now upgraded with a brick bat coba followed by mosaic tile pieces finish. A water proofing chemical has been used in the cement mortar of this process to ensure that the building full proof against any water leakages.	48.2 sqm	Rs 4000/sqM	192800
Granite frames for all windows	The old plaster finish of the windows have been upgraded with a granite frame for better appearance and usability.	12 windows	Rs. 6250/window	75000
Granite frames for all internal doors	The concrete door frames of all internal doors have been upgraded to granite frames. Overlapping granite sheets have been used to create door frames.	10 doors	rs. 7000/door	70000
Granite work on staircase threads	The plain ceramic tiles on the staircase threads have been replaced with granite. The granite edges have been moulded and thereafter polished for smoother finishes.	lumpsum		115000
False ceiling in living room and kitchen passage	False ceiling with provisions for focus lights and led strip lights have been created in the living area. The duct in the kitchen passage has been concealed using false ceiling sheets.	198sq ft	Rs 228/sq ft	45000

Exterior grade tiling on front elevation of building	Plain plaster surface of the front elevation is enhance with ceramic wall tile with stone textures.	12.03 sq m	rs. 3500/sq m	42100
Upgrading of 300mm x 300mm plain ceramic floor tile to Vitrified tiles	Builder provision of 300mm x 300mm plain ceramic tiles have been over ridden by "Orientbell" made "Nano" series 600mm x 600mm PVT (polished Vitrified tiles) glass finish for upgraded look, feel and strength	863.16 sq ft	Rs. 190/sq ft	164000
kitchen platform granite upgrade to higher grade	Kitchen platform granite have been upgraded to darker and denser shade of black	lumpsum		60000
increase of kitchen tiling height and area	Kitchen tiles height and area have been increased. Extra wall have also been covered with tiles	18.6 sqm	Rs. 3500/sqm	65100
house electrical wiring upgrade from regular wires to flameproof grade wiring	All the house wirings have been upgraded from regular house wires to flameproof grade wires of Finolex brand. It has been done to make the house safer against fire accidents	lumpsum		35000
			NET TOTAL	864000



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Vastukala Consultants (I) Pvt. Ltd.

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