

Vastukala Consultants (I) Pvt. Ltd.

Vetting Report / BOB / Regional Office / Mr. Binod Kumar Sharma (010874/2307908) Page 1 of 3

Vastu/Nashik/08/2024/010874/2307908

28/5-386-RYBS

Date:28.08.2024

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

Sub: Vetting of Extra Work Agreement

Sir,

With reference to above subject, we have evaluated the Extra Work for Residential Flat No. 7, 2nd Floor, Wing - A, "R.K. Building", Gat No. 181 Part to 184, Plot No. 25 & 30, Near R.K. Memorial Hospital, Viman Nagar, Village - Ozhar, Taluka - Niphad, District - Nashik, Pin Code - 422206, State - Maharashtra, Country - India. belongs to **Mr. Binod Kumar Sharma**.

We have verified the rates quoted as per current market rates. Details of work and Extra Work considered as per copy of Agreement for Extra Work Agreement between **Mr. Binod Kumar Sharma** (First Party) and **Mr. Roshan Rajendra Navgire**. (Second Party) received on dated 21.08.2024. The Extra Work amount is **Rs. 10,00,000/- (Rupees Ten Lakh 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: 2024.08.28 12:51:20 +05'30'

Auth. Sign.



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

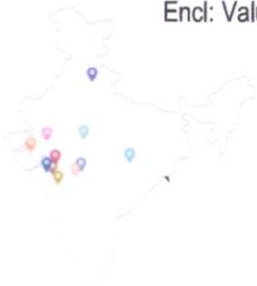
Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :400072, (M.S), India


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✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



Agreement For Extra Work



महाराष्ट्र MAHARASHTRA 2024

दस्त प्रथम/मुद्रांक मागणीचे कारण : अज्ञात

दि. दि. ओझर/दि. नं. 3000 दि. 29/08/2024

नं. विनायक कुमार शर्मा

र. ओझर

ह. राज

रु.जीव मि. शरवीरकर
मुद्रांक विक्रेता, ओझर (मिग)
प. क्र. 2/96, दि. 24-9-1996

09AB 624686

30 JUL 2024

NOTARY SHIVB. PACHAR, NASHIK

NOTARY SHIVB. PACHAR, NASHIK


NOTARY SHIVB. PACHAR, NASHIK

NOTARY SHIVB. PACHAR, NASHIK

EXTRA WORK AGREEMENT

THIS EXTRA WORK AGREEMENT is made & executed at Nashik on this 21st day of August Year 2024

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MR. ROSHAN RAJENDRA NAVGIRE
Age: 27 Yrs., Occupation: Construction.
Pan No. CMDPN9320B
Resident of: Ozar, Dhungar Galli,
Ozar Mig, Tal.: Niphad, Dist.: Nashik.

Hereinafter referred to as the Contractor (which expression shall unless it be repugnant to the context or meaning thereof mean & include his heirs, Legal representative's executors, administrators & assignees) of the **FIRST PART. (Contractor)**

MR. BINOD KUMAR SHARMA
Age: 56 Yrs., Occupation: Service,
Pan No. ANFPS5901A
Resident of: Flat No.07, R.K. Wing-A,
Near RK Memorial Hospital, Ozar Mig,
Tal.: Niphad, Dist.: Nashik

Hereinafter referred to as the Purchaser (which expression shall unless it be repugnant to the context or meaning thereof mean & include his heirs, Legal representatives' executors, administrators & assignees) of the **SECOND PART. (Owner)**

Description of Property

All the piece and parcel of constructed property on all that piece & parcel of an immovable property being Flat bearing No.07, Admeasuring Area 812.50 Sq.Fts. (75.51 Sq.Mtrs.) 2nd Floor, consisting One Hall+Two Bedroom+ Kitchen+ WC Bath+ Balcony its known as "RK WING-A" its constructed on Gat No. 181 P. to 184, Plot No. 25 Area 198.00 Sq. Mtrs. & Plot No.30 Area 187.00 Sq. Mtrs. Situated at Village Ozar Mig, Tehsil Niphad, Dist. Nashik.

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AND WHEREAS the Purchaser desires to purchase the above mentioned property and the parties have agreed to the terms and conditions of the contract as mentioned in the schedule of work, alterations in the list and whereas the builder have agreed for the said extra work which is now thereof this deed witness and it is hereby agreed and it is implemented by us between the parties as under:

Sr.No	Description of Items	Cost additional Extra work	Cost of work Provided by us	Price Amount
1	All doors frame will be of changed with both side lamination			1,50,000.00
2	Provided Window Frame with Granite			1,10,000.00
3	POP Gypsum work for all DJ rooms			1,50,000.00
4	Tractor Emulsion Paint with JK Wall Putty on entire wall			1,50,000.00
5	Excellent quality wiring (Polycab) will be provided with branded switches			90,000.00
6	Glazed tiles up to 10 ft. in bathroom & WC			75,000.00
7	Wooden Safety Door with SS finish			1,00,000.00
8	Steel fabrication work in balcony			75,000.00
9	Extra electrical point & lights in hall			1,00,000.00
Total				10,00,000.00

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The Purchaser shall make the payments for above mentioned items within earliest from the date of agreement.

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

MR. ROSHAN RAJENDRA NAVGIRE
 Signed, Sealed & Delivered by the within names "Contractor"

MR. BINOD KUMAR SHARMA
 Signed, Sealed & Delivered by the within named "Purchaser"

Wit
 Mr. Shantany Rajendra Shinde

BEFORE ME
 Sham B. Pagar (B.A., LL.B.)
 Advocate & Notary
 Govt. of Maharashtra
 Regd. No. 764

SHAMRAO BALWANTRAO PAGAR
 M.A.L.L. II
 ADVOCATE & NOTARY
 Regd. No. 764 317, D. 11 San Road, Opp. T. Court, Pimpri (near) H. Lal. Road, (Pimpri)
 Pin-422 205 Mob-9422247981

The Extra Work amount is **Rs. 10,00,000/- (Rupees Ten Lakh Only)**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

