



Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011938 /2308721
21/2-261-RPBS
Date: 21.10.2024

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 Work

Sir,

With reference to above subject, we have evaluated the Extra Work for Residential Flat No. 20, 4th Floor, "**Varad Laxmi Apartment**", Behind Ganesh Vyayam Shala, Ganesh Nagar, Plot No. 4+5+6, Old Saikheda Road, Village - Dasak, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 101, Country - India belongs to **M/s. Shirish Developers Partnership Firm**. Name of Proposed Purchaser is **Shri. Shatrughna Shantaram Kangane & Sau. Suvarna Shatrughna Kangane**.

We have verified the rates quoted as per current market rates. Details of Extra Work considered as per copy of Agreement for Extra Work issued by to **Mr. Shatrughna Shantaram Kangane & Mrs. Suvarna Shatrughna Kangane** (First Party) and **Mr. Ganesh Prabhakar Sanap** (Second Party) received on dated 17.10.2024. The Extra Work amount is **Rs.6,88,000/- (Rupees Six Lakh Eighty-Eight 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**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.21 12:59:35 +05'30'

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.

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

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Regd. Office

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

☎️ **+91 22 47495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



Extra Work Agreement



भारतीय गैर न्यायिक
एक सौ रुपये
रु. 100
भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA 2024

TREASURY OFFICE NASHIK
23AB 681001
9 OCT 2024
STPHC ATO

NOTARY
SURESH T. JOSHI
NASHIK
GOVT. OF MAHARASHTRA


NOTARY
SURESH T. JOSHI
NASHIK
GOVT. OF MAHARASHTRA

(ISHREE SWAMI SAMARTH)

-: EXTRA WORK AGREEMENT :-

THIS EXTRA WORK AGREEMENT is made & executed at Nashik on the 17th day October 2024 :-

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 NMC Nashik.



BETWEEN

Mr. GANESH PRABHAKAR SANAF, Aadhar No. 6277 0468 1247 & PAN BQSP50767D, Indian Inhabitant, Age 37 years, Occupation - Business, Indian Inhabitant, Residing at Flat No. 9, Vidhata Soc., Devyani Vihar, Shikshak Colony, Jail Road, Nashik Road 422 101. Hereinafter referred to as **"the Contractor"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors and administrators) of the **First Part.**

AND

MR. SHATRUGHNA SHANTARAM KANGANE, Aadhar No. 5890 4076 7506 & PAN AUWPK2248Q, Age - 43 years, Occupation- Job, and **MRS. SUVARNA SHATRUGHNA KANGANE, Aadhar No. 8733 3855 8585 & PAN ADVPW2204L,** Age - 37 years, Occupation- House Wife, Indian Inhabitant, Residing at Flat No. 12, Kanha Coop HSG Soc., Old Saykheda Road, Jail Road, Nashik Road 422 101. Hereinafter referred to as **"the Purchaser"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors and administrators) of the **Second Part.**

Description of Property

All the piece and parcel of Non Agricultural land bearing **Survey No. 21/1/1, Plot No. 4** Total adm. area **303.00 Sq.Mtrs.**, and **Plot No. 5** Total adm. area **296.00 Sq.Mtrs.**, and area for road widening is 15.08 sq. mtrs. i.e. remaining area **adm. 280.92 sq. mtrs.** within the limit of Nashik Municipal Corpn. of Nashik, and **Plot No. 6** Total adm. area **297.00 Sq.Mtrs.**, and area for road widening is 25.33 sq. mtrs. i.e. remaining area **adm. 271.67 sq. mtrs.** within the limit of Nashik Municipal Corpn. of Nashik and Total area measuring approximately **855.59 Sq. Mtrs.** of village **DASAK**, + TDR measuring approximately **108.09 Sq. Mtrs.**, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik, The premises to Residential building known as **"VARAD LAXMI APARTMENT"** out of project having **Flat No. 20 on the Fourth floor,** having Carpet Area 58.72 Sq. Meters + Area of Balcony 6.45 Sq. Meters total carpet area is **65.17 Sq. Meter.**

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 NMC Nashik.



AND WHEREAS purchasers 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	Description of Item	Cost additional Extra Work	Cost of work provided by Us.	Price
1.	4 X 2 flooring tiles of premium quality to whole flat	1,20,000/-	20,000/-	1,00,000/-
2.	Royal Paint to Living Room	80,000/-	10,000/-	70,000/-
3.	False ceiling for living room and master bed room	85,000/-	0	85,000/-
4.	Wallpaper in living Room	40,000/-	0	40,000/-
5.	False ceiling in Balconies with conceled electric point with heavy material	81,000/-	11,000/-	70,000/-
6.	2 x 1 Wall tiles for kitchen wall & toilet and bath ceiling level	1,55,000/-	20,000/-	1,35,000/-
7.	Countes Basin	8,000/-	0	8,000/-
8.	Water proof plywood door frames with both side laminate coated	85,000/-	0	85,000/-
9.	Granite Kitchen top of 11 ft	75,000/-	10,000/-	65,000/-
10.	Common Solar heat pump at top of roof	40,000/-	10,000/-	30,000/-

By word : Six Lakh Eighty Eight Thousand Rupees Only. TOTAL :- 6,88,000/-

1) The purchaser shall make payment the above mentioned items within earliest from this 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

Sanap
Signed & Delivered by the Withinamed "CONTRACTORS"
Mr. GANESH PRABHAKAR SANAP

Kangane
Signed & Delivered by the Withinamed "PURCHASERS"
1. MR. SHATRUGHNA SHANTARAM KANGANE

Suvarna
2. MRS. SUVARNA SHATRUGHNA KANGANE

WITNESSES:-

1. *[Signature]*
(U/S Registrar)

This Document
Contains 06 Pages
Noted & Registered
at Serial Number 381/2024
17/10/2024



Before Me
[Signature]
Shri. Suresh Chikaram Bhosale
ADVOCATE & NOTARY
Mumbai, Maharashtra
Mayor, Our Nagar, Jai Hind, H.K. Rd

The Extra Work amount is **Rs.6,88,000/- (Rupees Six Lakh Eighty-Eight Thousand Only.)**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

