

MSME Reg No: UDYAM-MH-18-008361 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 3

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

Date: 21.10.2024

www.vastukala.co.in

VASTUKALA Unlocking Excellence

> 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 Shatrugha 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 Shatrugha 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.)

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'

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

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.





Our Pan India Presence at:

Nanded Mumbai

Nashik Raikot

Raipur Jaipur

Regd. Office

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





Extra Work Agreement





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 BSBS & PAN ADVPW2204L, Age - 37 years, Occupation- House Wife. Indian Inhabitant, Residing at Flat No. 13, Kanha Co.op 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 acim area 296.00 Sq.Mtrs., and area for road widening is 15.08 sq. mtrs. i.e. remaining area adm. 280.92 sq. mars. within the limit of highlik 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



Since 1989



An ISO 9001: 2015 Certified Company

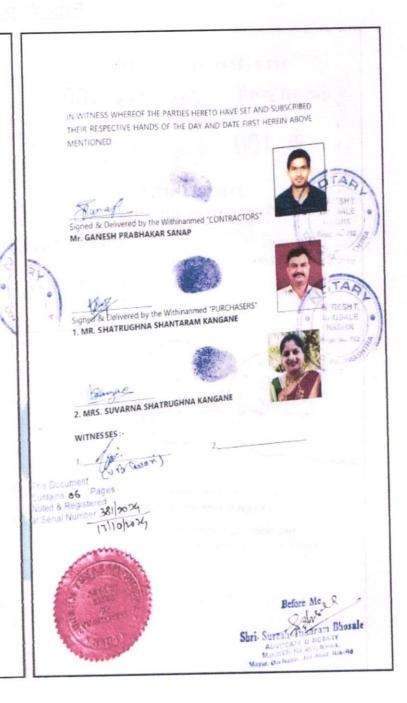


AND WHEREAS purchasers of the said Flat wants some extra work/ amenities in the Flat and whereas the contractor have agreed for the said extra work which is now therefore this deed witness and it is hereby agreed settled & understood by & between the parties as under-

70,000/-
70,000/-
85,000/-
40,000/-
70,000/-
1,35,000/-
8,000/-
85,000/-
65,000/-
30,000/-

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

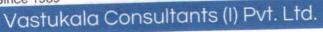
The purchaser shall make payment the above mentioned items within earliest from this date of agreement.



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



Since 1989



An ISO 9001: 2015 Certified Company

