

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012620 /2309216
27/2-301-RPBS
Date: 27.11.2024

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 Amenities

Sir,

With reference to above subject, we have evaluated the Extra Amenities for Residential Flat No. A-406, 4th Floor, Wing - A, "Vraj Landmark 1A ", Near Vibgyor School, Samarth Nagar, Plot No. 1A, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pincode - 422 004, State - Maharashtra, India belongs to **Mr. Dhananjay Vijay Joshi & Mrs. Anuja Dhananjay Joshi.**

We have verified the rates quoted as per current market rates. Details of Extra Amenities considered as per copy of Agreement for Extra Amenities issued by to **Mr. Dhananjay Vijay Joshi** (First Party) and **Mr. Prasanna Prakash Joshi** (Second Party) received on dated 25.11.2024. The Extra Amenities amount is **Rs.7,00,000/- (Rupees Seven 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: 2024.11.27 12:16:13 +05'30'

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

Our Pan India Presence at :

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Regd. Office

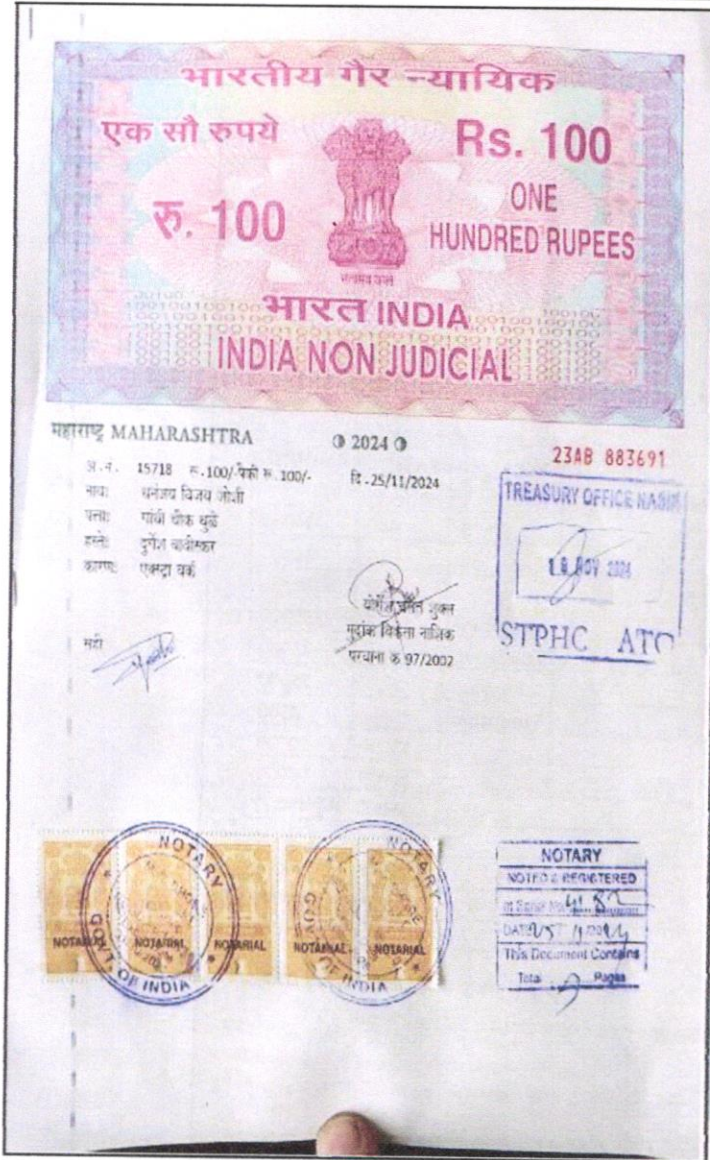
B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**:400072, (M.S.), India

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Agreement of Extra Amenities




AGREEMENT FOR EXTRA AMENITIES

THIS IS AN AGREEMENT FOR EXTRA AMENITIES made at Nashik on this 25th day of month Nov in in the Year 2024

BETWEEN

Mr. Dhananjay Vijay Joshi
 Age: 34 Years, Occupation: Services
 PAN No: A00PJ9280K
 Adhar No.277706981895
 Address:- 304 GANDHII CHOWK FAGNE
 DHULE 424301



Hereinafter referred to as the "Part of First Party"[which expression, shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include its legal heirs, executors, representatives and assignees] of the **FIRST PART**,

AND

Mr. Prasanna Prakash Joshi
 Age: 37 Yrs. Occupation: Contractor
 PAN No- AJMPJ2469H
 Adhar Card No.525161060301
 Address: Flat No 03 Shivneri Residency, ST Colony Panchavati,
 Nashik - 422003

Hereinafter referred to as the "Part of Second party" [which expression, shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include its legal heirs, executors, representatives and assignees] of the **SECOND PART**,

Whereas Deed of Apartment is duly sign and registered for "VRAJ LANDMARK 1A " Having FLAT NO A- 406, Situated on the FOURTH Floor on out of Plot No 1A out of Survey No 74/2 Situated at SHARAD PAWAR MARKET WARD, PETH ROAD Tal. Dist Nashik 422003 having Carpet 55.99Sqm. BALCONY 6.77Sqm. in the Flat known as "VRAJ LANDMARK 1A " constructed PETH ROAD Tal. Dist Nashik 422003



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Mr. Dhananjay Vijay Joshi

wants to change some amenities other than the basic amenities to be provided.

Whereas the Party of Second part is agreed to receive payment after verification done by First Part.

The amenities to be changed and the estimated cost as follow:

Sr.No	PARTICULARS	QTY.	RATE	AMOUNT
1	Kitchen plat form Granite & Window door frame Fixing Granite	75	480	36000
2	High Glazed tiles in All Bathrooms	60	385	23100
3	Providing & Fixing Jaguar plumbing cock's in all bathrooms & kitchen	Lumpsum		50000
4	Fall Ceilling in Bed Hall, Kitchen	Lumpsum		25000
5	Wall Gypsum plaster	Lumpsum		25000
6	Providing Three Track	Lumpsum		7500
7	Providing & Fix TV Units	2	15000	30000
8	roviding & Fixing in position DINING Table	1	60000	60000
9	Wall Pipelining	3	15000	45000
10	M.S Security Main Door	4	29000	116000
11	M.S Security Grill To Balconies	3	12000	36000
12	False ceiling & pop work	100	2500	250000
	Total			703600

Parties are identified by mb

The Purchaser have to pay the above amount to contractor I advance before taking possession.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED

Mr. Prasanna Prakash Joshi

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED

Mr. Dhananjay Vijay Joshi

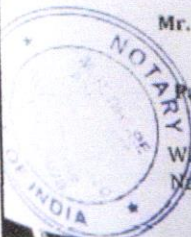
Party of Second Part

Witness:

Name: Anuja dhananjay Joshi

ATTESTED

MUKUND R. DHORE Sign/-
Notary Public & Notary Govt of India
Office: Compound No. 7



The Extra Work amount is Rs.7,00,000/- (Rupees Seven Lakh Only.)



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