

MSME REG NO: UDYAM-MH-18-UU8361 An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

# Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: BOB / Regional Office / / Sonu Prashant Kanade (013950 /2310256) Page 1 of 3

www.vastukala.co.in

Vastu/Nashik/01/2025/013950/2310256 27/7-375 -RPBS Date: 27.01.2025

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 g Residential Flat No. 404, 4th Floor, "Dels Murlidhar", Tanaji Chowk, Sutar Lane, Viman Nagar, Village - Ozar, Taluka - Niphad, District - Nashik, Nashik, PIN Code - 422 207, State - Maharashtra, Country - India belongs to M/s. Dels Estate. Name of Proposed Purchaser is Sonu Prashant Kanade.

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. Sonu Prashant Kanade. (First Party) Mr. Madhukar Khanderao Lande (Second Party) received on dated 16.12.2024. The Extra Amenities amount is Rs.5,80,000/- (Rupees Five Lakh Eighty Thousand Only.)

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

Thanking you

Sincerely yours

# For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoi Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoi Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2025.01.27 15:28:12 +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.



Nashik: 4, 1st Floor, Madhusha 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

Nanded Mumbai

Nashik PRajkot

Raipur Jaipur

Auth. Sidin

Regd. Office

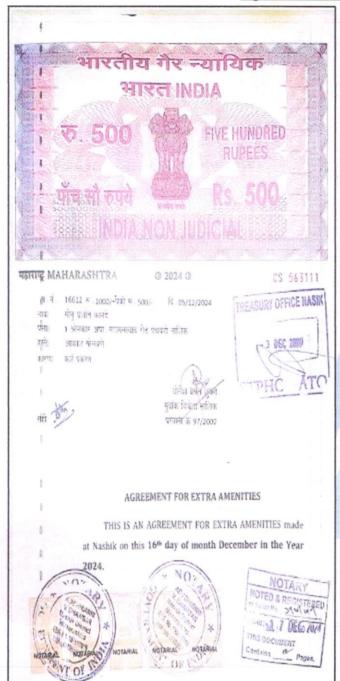
B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road. Powai, Andheri East, Mumbai: 400072, (M.S), India



mumbai@vastukala.co.in www.vastukala.co.in



## **Agreement of Extra Amenities**





### BETWEEN

### Mr. SONU PRASHANT KANADE

Age:35 Years, Occupation: House Wife

PAN NO: JPNPK7234D

Adhar No. 6103 8940 8688

Address:-SUNDAR VILL ROW HOUSE NO E-1

NANDUR JATRA LINK ROAD, VRUNDAVAN NAGAR

ADGOAN SHVIAR, Nashik -422003



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 beirs, executors, representatives and assignees) of the FIRST PART.

AND

### Mr. MADHUKAR KHANDERAO LANDE

Age: 74 Yrs. Occupation: Contractor

PAN Ne-ABCPL0097P

Adhar Card No. 6211 2870 4213

Address: FLAT NO 3 SHIVNER! B RECIDENCY,

ST COLONY, PANCHVATI, NASHIK 422 003

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 Flat No. 404 on 4th Floor, having Built area adm. 792.00 sq.ft. and built up area 73.57 Sq.mtr, Carpet Area 52.57 sq mtr in the building known as "DALES MURLIDHAR" constructed on City Survye No. 2080 adm area 168.40 sq.mtr, City Survye No. 2081 adm area 205.20 sq.mtr, City Survye No. 2082 adm area 16.20 sq.mtr, City Survye No. 2083 adm area 15.80 sq.mtr, City Survye No. 2084 adm area 113.00 sq.mtr, City Survye No. 2085 adm area 46.90 sq.mtr total Area 565.50 sqmtr, out of situated at OZAR GRAMPANCHYAT, Tal.NIPHAD Dist. Nashik.

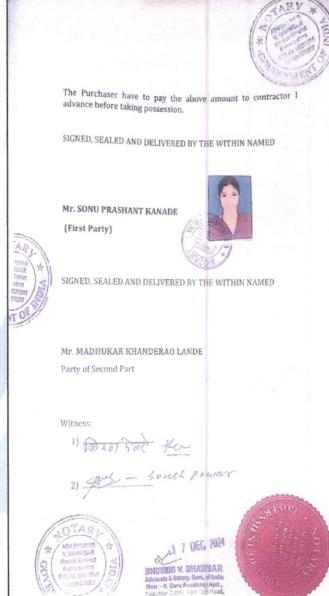
#### Mr. SONU PRASHANT KANADE

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 Trolley	1		60,000/-
2.	Providing & Fixing Jaguar plumbing cock's in all			1,15,000/-
3.	Fall Ceilling in Bed Hail, Kitchen	-	-	1,00,000/-
4.	Providing & Fix TV Units.	1		30,000/-
5.	providing & Fixing in position DINING Table	1	55,000/-	55,000/-
6.	M.S Security Main Door	1	50,000/-	50,000/-
7.	M.S Security Grill To Balconies	2	35,000/-	70,000/-
8.	False ceiling & pop work	100	1000/-	1,00,000/-
-1	Grant total in Rupees			5,80,000/



The Extra Work amount Rs.5,80,000/- (Rupees Five Lakh Eighty Thousand Only.)



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