



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI / Sharanpur Road Branch/ Mr. Ganesh Gangaram Raut & Others (014523/2310710)

Page 1 of 3

Vastu/Nashik/02/2025/014523/2310710

22/18-360-RYRJ

Date: 22.02.2025

To,  
**The Branch Manager,**  
**State Bank of India**  
**Sharanpur Road Branch**  
Nashik Crown Complex, Opp Rajiv Gandhi Bhavan, Sharanpur Road,  
Nashik District: Nashik, State: Maharashtra, Pin code - 422 002.

### Sub: Vetting of Extra Amenities

Sir,

With reference to above subject, we have evaluated the Extra Amenities for Residential Flat No. 504, 4th Floor, " **Aashirvad Golden Nest** ", Near NMC Water Tank, Hari Kalpesh Nagar, Dhattrak Phata, Survey No. 241/ 1/ C, Plot No. 3, Off Mumbai - Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Mr. Ganesh Gangaram Raut & Mrs. Anuradha Ganesh Raut**.

We have verified the rates quoted as per current market rates. Details of Extra Amenities considered as per copy of Extra Amenities Agreement between **Mr. Ganesh Gangaram Raut & Mrs. Anuradha Ganesh Raut**. (First Party). **Sanjay Ramesh Jadhav** (Second Party) received on dated 20.02.2025 The Extra Amenities amount is **Rs. 5,50,000/-** (Rupees Five Lakh Fifty 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**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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: 2025.02.22 18:13:48 +05'30'

**Auth. Sign.**



**Nashik:** 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto: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**

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

☎ +91 22 47495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

### Agreement for Extra Amenities

महाराष्ट्र MAHARASHTRA © 2024

TREASURY OFFICE NASHIK  
- 3 FEB 2024

**AGREEMENT FOR EXTRA AMINITIES**

This article of AGREEMENT FOR EXTRA AMINITIES is made and executed at Nashik on this 22/04/2024.

**BETWEEN**

1. Mr. Ganesh Gangaram Raut  
Age: 34 years, Occupation: Service,  
Pan No. AWGPR6986E
2. Mrs. Anuradha Ganesh Raut  
Age: 38 years, Occupation: Service,  
Pan No. AYKPC2304H

(BOTH Residing at Tal Sikri, Dist Dhule, Maharashtra-424306 Hereinafter referred to the as the Purchaser (Which Expression shall unless it be repugnant to the lands, context or meaning thereof mean and include its other partner, executor, administrator etc.) OF THE FIRST PART:

Notary Seal: VIKAS J. PATIL, Notary Public, Maharashtra

Registrar & Register of Deeds Number: 887  
20-2-23  
Cert No: 3+6

Date	Particulars	Amount
22/04/2024	...	...
...	...	...

Handwritten notes and signatures are present on the right side of the page.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



AND

Sanjay Ramesh Jadhav

Pan NO. ABFHS0942H

Mr. Sanjay Ramesh Jadhav

AT PRESENT AT Nashik

Hereinafter referred to the as the Contractor (Which Expression shall unless it be repugnant to the lands, context or meaning thereof mean and include its other partner, executor, assigns etc. their heirs, administrator etc.) OF THE SECOND PART:

WHEREAS, Agreement for sale is duly registered on 18.02.2025 bearing Registration No. 1992/2025 at Sub Registrar Office Nashik for Flat No. 504 in Aashirvad Golden Nest bearing S.No.241/1/C, Plot No.3, admeasuring carpet area 62.96 Sq. Mtrs. and balcony area 18.44 Sq. Mtrs.

1. WHEREAS the purchaser wants to change some amenities other than the basic amenities provided. Hence the purchaser has requested to Contractor to make some addition in the amenities which is provided by the contractor. The amenities to be changed and the estimated cost as follows:

STATEMENT OF AMENITIES CHANGED WORK + MATERIAL +LABOUR

Sr. No.	Particular	Amount
01.	Providing flooring with Branded GVT tiles in 2' x 2' of good quality in the Row House with Skirting	1,55,370/-
02.	Bathroom Tiles up to slab level with kitchen tiles	30,000/-
03.	POP Art Work at Row House	1,23,545/-
05	Window Frame Marble and powder coated	61,770/-
06	Kitchen Platform ten brown rather than green marble and tiles up to lintel level with kitchen Trolleys	1,85,315/-
	TOTAL	5,56,000/-

2. AND WHEREAS the total cost of the aforesaid Extra Amenities Work is Rs. 5,56,000/ (Rupees Five Lakh Fifty-Six Thousand Only) shall be borne by purchaser only. The Party of the First Part has agreed to pay the Cost of Extra Amenities to the Party of the Second Part as per their requirements from time to time and such payment shall be made by the Party of the First Part either through himself / herself or by taking loan through bank or any financial institution and this is accepted by both the parties

3. Entire cost of this Agreement such as Stamp Paper, Drafting, Notary, Legal Fee, Xerox etc. shall be borne by the Party of the First Part

4. This Agreement shall be binding on heirs, legal representatives, executors and assigns thereof of both the parties

Signed Sealed and Delivered by the within named

1. Mr. Ganesh G Raut  
Purchaser

*Ganesh*

2. Mrs. Anuradha G Raut  
Purchaser

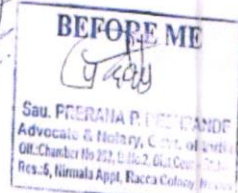
*Anuradha*



Signed Sealed and Delivered By the within named

Sanjay Ramesh Jadhav  
Thr Sanjay R Jadhav  
Contractor

*Sanjay R Jadhav*



witnesses

1. Jinal I Sanghavi  
J.I. Sanghavi

2. Kesar P Gohil  
*Kesar*

The Extra Amenities amount is Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)