

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: UBI / Nashik City Branch/ Sau. Rupali Yogesh Zanzane (014565/ 2310754) Page 1 of 3

www.vastukala.co.inVastu/Nashik/02/2025/014565/ 2310754
26/6-404-RYRJ
Date: 26.02.2025

To,
The Branch Manager,
Union Bank of India
Nashik City Branch
Navondar Sankul, 1366, M-1 Racca Colony, Sharanpur Road
Nashik – 422 002, 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. 4, 1st Floor, " **Rajkamal Co - Op. Hsg. Soc. Ltd. Nashik** ", Survey No. 6/ 1, Behind Saykhedkar Hospital, Laxmi Nagar, Durga Nagar, Trimurti-Kamatwade Road, Village - Kamatwade, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India. belongs to **Shri. Govind Pandurang Sasane & Sau. Radhika Govind Sasane**. Name of Proposed Purchaser is **Sau. Rupali Yogesh Zanzane**.

We have verified the rates quoted as per current market rates. Details of Extra Work considered as per copy of Extra Work Agreement between **Mrs. Rupali Yogesh Zanzane** (First Party), **M/r. Digambar Dharma Gaikwad** (Second Party) received on dated.25.02.2025 The Extra Work amount is **Rs. 4,00,000/- (Rupees Four Lakh Only)**

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

Thanking you

Sincerely yours

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar
Chalikwar

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D, email=cmd@vastukala.org, c=IN
Date: 2025.02.26 15:08:15 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Regd. Office

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Agreement for Extra Work

भारतीय नैर न्यायिक
भारत INDIA
रु. 500 FIVE HUNDRED RUPEES
पाँच सौ रुपये Rs. 500
INDIA NON JUDICIAL

DD 131848

महाराष्ट्र MAHARASHTRA © 2024 ©

TREASURY OFFICE NASHIK
30 JAN 2025
STPHIC ATO

NOTARY
NOTED & REGISTERED
at Serial No. 57
Date: 25/01/2025
THIS DOCUMENT
Pages: 2

EXTRA WORK AGREEMENT

This Extra Work Agreement made and executed 25 /02 / 2025 at Nashik.

BETWEEN

Builder/Contractor name : MR. DIGAMBAR DHARMA GAIKWAD
 AGE : 72 YEARS, OCCUPATION : BUSINESS ADDRESS : 6, LOTUS SMILE
 VRUNDAVAN NAGAR OPP. MAYUR HOSPITAL KAMATWADA NASHIK
 MAHARASHTRA Hereinafter referred to as the Contractor (which expression shall, unless it
 be repugnant to the Context or meaning thereof, mean and include her heirs, legal
 representative, executors, administrators of the First Part.

-- AND --

1) Applicant Name :- MRS. RUPALI YOGESH ZANZANE Age - 40, OCCUPATION :
 HOUSE WIFE , Address :- FLAT NO. 304, LOTUS CASTAL C WING DURGA
 NAGAR TRIMURTI CHOWK
 Context or meaning thereof, mean and include her heirs, legal representative,
 executors, administrators of the other Part.

1) AND WHEREAS the property described in schedule hereunder written is also converted to
 NA use as the order given by the collector Nashik.
 FLAT NO.4, FIRST FLOOR , RAJKAMAL CO.OP.HAUSING SOC, KAMTWADE SHIWAR
 DURGA NAGAR NASHIK

2) AND WHEREAS TDR is also taken by the promoter herein NASIK as per the zone
 required by the town planning department.

3) AND WHEREAS the building plan submitted by the promoters herein by considering the
 availing of the FSI of the property described in schedule 1 and the TDR area taken by the
 above referred TDR documents , and the said plans are approved by the Nashik Municipal
 Corporation vide their permission no for residential purpose.

AND WHEREAS purchaser need to be and requested for providing extra
 work/facility/alteration as the case may be according to their requirement and choice other
 than the facilities already provided according to the plan and specification as described in
 Annexure "B" then the purchaser will have to bear the cost of the extra work/ facility as per
 details hereafter appearing and detailed

S. No	Particular	Amount
1	Additional Kitchen Olla	30000
2	Extra For Double Coat Plaster Inside Flat	70000
3	High Quality Bath Fittings	200000
4	Good Vitrified Quality Flooring In All Rooms	51000
5	Marbonite Tiles	401000
	Total	401000

SCHEDULE OF THE SAID PREMISES REFERRED TO ABOVE. FOR THIS BILL I HAVE ALREADY PAID RS. FULL AMOUNT to the contractor MR. YOGESH NIVRUTTI MOULE ON THE aforesaid property a building named as FLAT NO.4, FIRST FLOOR, RAJKAMAL CO.OP.HAUSING SOC, KAMTWADA SHIWAK DURGHA NAGAR NASHIK having CARPET area Admeasuring 1140 Sq. ft.

The said premises is bound a spear plan attached.

IN WITNESS WHEREOF the parties hereto have hereunto set an subscribed their representative Hands and seals on this day, month and years first hereinabove mentioned

DATE : 25/2/2025
PLACE : NASHIK

MR. DIGAMBAR DHARMA GAIKWAD
SIGNED, SEALED & DELIVERED
BY WITHIN NAME CONTRACTOR

MRS. RUPALI YOGESH ZANZANE SIGNED, SEALED & DELIVERED
(BY WITHIN NAMES PURCHASER)

BEFORE ME
NILESH B. GAYAKE
Advocate & Notary, Govt. of India
BF-1, Thakkar Bazar, Nashik-422 002

The Extra Work amount is **Rs. 4,00,000/- (Rupees Four Lakh Only)**