

MSME REG NO: UDYAM-MH-18-UU8561 An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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

www.vastukala.co.in

Vastu/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

Director

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwa 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'

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.

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Regd. Office 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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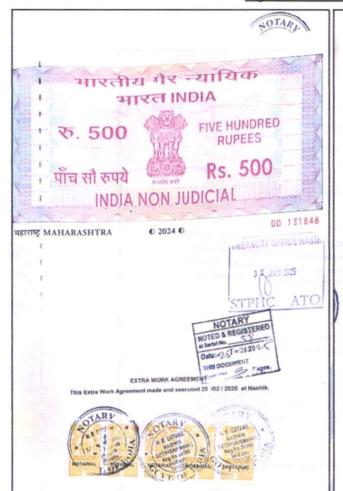
Raipur

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





Agreement for Extra Work



BETWEEN

NO. MR. DIGAMBAR DHARMA GAIKWAD

N.B. GAYAKE
NASHIK
NIST NASHIKIMAHAJ
Reg. No. J4196
Villa vata

AGE: 72 YEARS, OCCUPATION: BUSINESS ADDRESS: 6, LOTUS SILVENDAVAN NAGAR OPP. MAYUR HOSPITAL KAMATWADA RASHIK.

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---

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.

 AND WHEREAS the property described in schedule hereunder written is also converted to NA use as the order given by the collector Nasik.

FLAT NO.4, FIRST FLOOR, RAJKAMAL CO.OP.HAUSING SOC, KAMTWADA SHIWAR DURGA NAGAR NASHIK

 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 Nasik 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 "8" then the purchaser will have to bear the cost of the extra work/ facility as per details hereafter appearing and detailed





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SCHEDULE OF THE SAID PREMISES REFERRED TO ABOVE. FOR THIS BILL I HAVE ALREADY PAID RS. FULL AMOUNT to the contractor MR. YOGESH NIVRUITII MOULE ON THE aforesaid property a building named as FLAT NO.4, FIRST FLOOR, RAJKAMAL CO.OP.HAUSING SOC, KAMTWADA SHIWAK DURGA 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)





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



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