



Vetting Report Prepared For: SBI / Adgaon Branch / Mr. Mukesh Prasad Gupta & Other (3242/2302130)

Page 1 of 4

Vastu/Nashik/08/3242/2302130
21/17-276-RPSH
Date: 21.08.2023

To,
The Branch Manager,
State Bank of India
Adgaon Branch
Vibhuti, Plot No. 1, Survey No.501, Nashik-Agra Road, Adgaon Shivar,
Nashik - 422003, 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. 03, First Floor, Wing-A, "Morya Heights", Survey No. 897/ 1/ B, Plot No. 30,31 & 40,41, Near Police Headquarter Ground, Dnyaneshwar Nagar, Wasan Nagar Road, Pathardi Phata, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **M/s. Jaap builders**. Name of Proposed Purchaser: **Mr. Mukesh Prasad Gupta & Mrs. Dolly Kumari**.

We have verified the rates quoted as per current market rates. Details of work and Extra Amenities considered as per copy of Agreement for Extra Amenities issued by **Mr. Mukesh Prasad Gupta & Mrs. Dolly Kumari**. (First Party) and **Mr. Sunil Gumansingh Pardeshi** (Second Party) received on dated 04.08.2023. The Extra Amenities amount is **Rs. 5,58,000/- (Rupees Five Lakh Fifty Eight 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 BABURAO
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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=X, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35d0c3e0cf39e2b86591440c0d13413331
15277b17a118b5652, postalCode=400069, o=Vastukala
serialNumber=4, st=Maharashtra, cn=MANOJ BABURAO CHALIKWAR
94e2b2e29a327b623bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.21 16:33:57 +05'30'

Auth. Sign.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

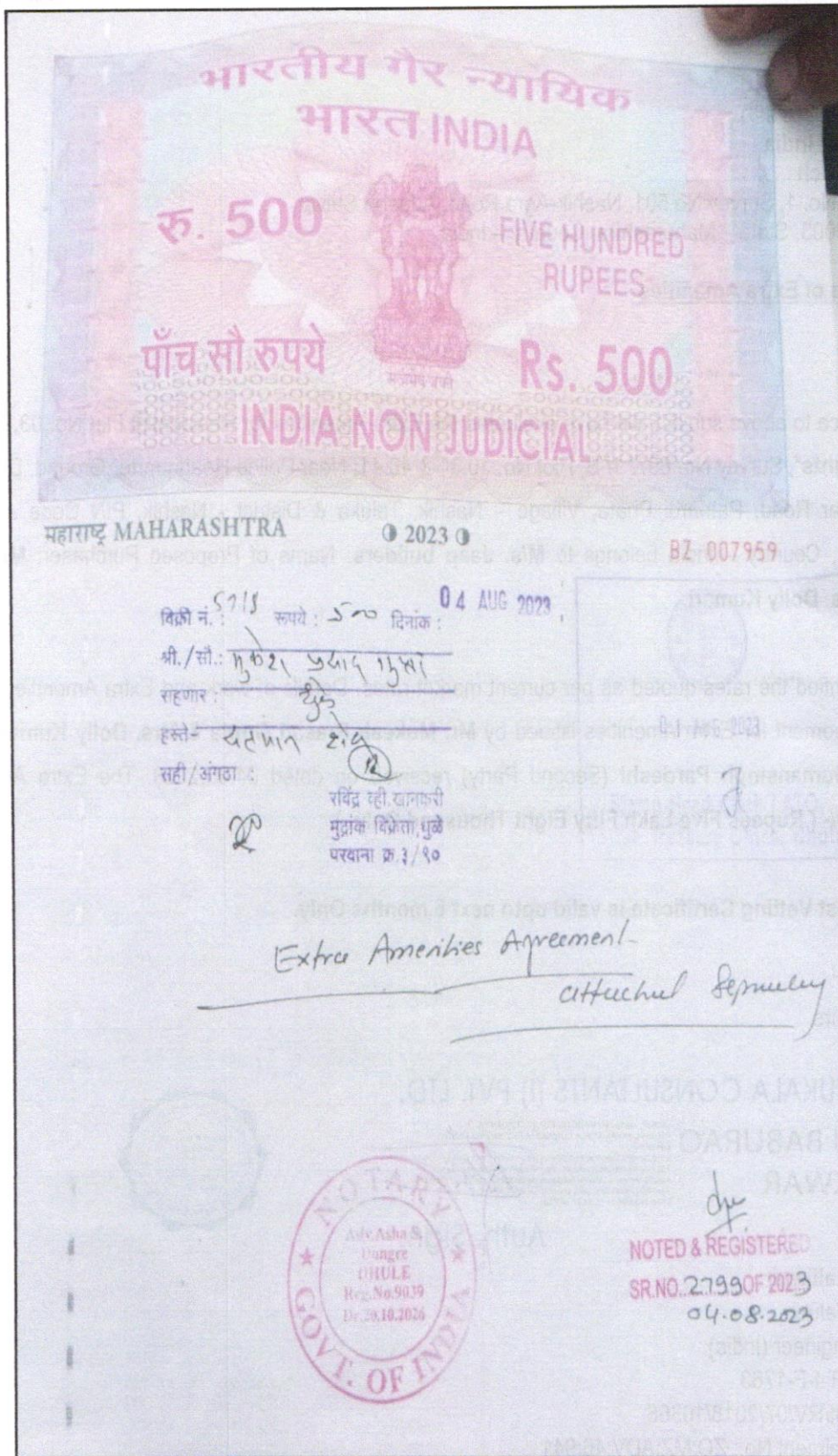
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|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA

TeleFax : +91 22 28371325/24

mumbai@vastukala.org

Agreement for Extra Amenities



EXTRA AMENITIES AGREEMENT

This extra Amenities Agreement is made and executed on 04 day of Aug 2023 at Nashik Road

Mr. Sunil Gumansingh Pardeshi

Age : 53 Years Occupation-Business

PAN : BKNPP9479C

Aadhar No. 872838144160

Ramkrushna Apartment 18/8/7, Amba Satpur Link Road
Ramkrushna Nagar, Ambad, Nashik, Dist. - Nashik
Maharashtra

CONTRACTOR

And

Mr. Mukesh Prasad Gupta

Age : 43 Yrs. Occ. : Service

PAN : ATTPG5133A

Aadhar : 349408561476

PURCHASER

Mrs. Dolly Kumari

Aadhar : 791935930396

Both R/o Near Basukinath Rly. Station

At+P.O. : Amba Basukinath, Dist. - Dumka,

Jharkhand-814118

Description of Property :

S.N. 897/1B, Plot No. 30, 31 & 40, 41,

"Morya Heights" Flat No. 03, First Floor,

Dayaneshwar Nagar, Near Jaydhave Mala

At+P.O. : Nashik, Dist. - Nashik

Area of Flat is 61.18 Sq.Mtr and Balcony Area 4.45 Sq.Mtr (As description in Agreement) as purchaser agreed to purchase the above said property from the developer by Agreement dated



dyo
NOTED & REGISTERED
SR.NO. 2799 OF 2023
04-08-2023



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I the purchaser with to enhance the amenities mentioned or given in the agreement and the cost of which is as follows :


Sr.No.	Description of Items	Qty.	Rate	Amount
1.	Providing & Fixing dado tiles in kitchen & Toilet etc.	500 Sq. ft.	100/-	50000/-
2.	Extra Kitchen Platform in Granite	10.00 Sq.ft.	6000/-	60000/-
3.	Providing P.O.P. plaster in all surface	2800 sq.ft.	85/-	238000/-
4.	Concealed Electrification	40 Points	900/-	36000/-
5.	Plumbing fixture & sanitary fitting standard	Lampsump		97000/-
6.	Aluminium Sliding Anodized Window Shutter	175 Sq.ft.	440/-	77000/-
Total Five Lakh Fifty Eight thousand only)				558000/-



Mr. Sunil Gumansingh Pardeshi - Contractor

S. G. Pardeshi

Mr. Mukesh Prasad Gupta - Purchaser



Mr. Mukesh Prasad Gupta - Purchaser

Mrs. Dolly Kumari

BEFORE ME


Adv. Asha S. Dongre

NOTARY
Reg.No. 9039


Adv. Asha S. Dongre
M.Com., LL.B.
NOTARY
Regd.No.9039
"Anu", Plot no.4, Sushant Colony,
Wadibhokar Road, Deopur, Dhule-2
Mobile : 99233 66111

Adv. Asha S. Dongre


NOTED & REGISTERED
SR.NO.2759 OF 2023
04-08-2023




CANCELLED
NOTARIAL




CANCELLED
NOTARIAL




CANCELLED
NOTARIAL



CANCELLED
NOTARIAL



CANCELLED
NOTARIAL



The Extra Amenities amount is **Rs.5,58,000/- (Rupees Five Lakh Fifty Eight Thousand Only.)**