



Vetting Report Prepared For: PNB / Canada Corner Branch / Shri. Sunil Prabhakar Salunke (35982302443)

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Vastu/Nashik/09/2023/3598/2302443
08/04-87-CHV
Date: 08.09.2023

To,
The Branch Manager,
Punjab National Bank
Canada Corner Branch
Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner
Nashik - 422 006, State - Maharashtra, Country - India.

Sub: Vetting of Extra Work Amenities

Sir,

With reference to above subject, we have evaluated the Extra Work Amenities for Residential Land & Bungalow on CTS No. 4855-A, Near Famous Bakery, Koliwada, Kathada Area, Old Nashik, Village- Nashik Gaothan, Tal & Dist.- Nashik, PIN Code - 422 001, State - Maharashtra, Country - India belongs to **Sau. Anjanabai Vanji Badgujar**. Name of Proposed Purchaser : **Shri. Sunil Prabhakar Salunke**.

We have verified the rates quoted as per current market rates. Details of Extra Work Amenities considered as per copy of Extra Work Amenities Agreement between Shri. Sunil Prabhakar Salunke (Claiming Party) Shri. Harish Limbaji Ranjane (Executing Party) received on dated 04.09.2023. The Extra Work Amenities Agreement amount is **Rs. 2,80,000/- (Rupees Two Lakh Eighty Thousand Only.)**

Note:1) The said Cost Vetting Certificate is valid upto next 6 months Only.

Thanking you

Sincerely yours

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CWC, email=cm@vastukala.org,
Date: 2023.09.08 12:37:57

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) COIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Vetting report

Nashik : 4, 1st Floor, Madhusha 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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- 📍 Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
📞 Tele/Fax : +91 22 28371325/24
📧 mumbai@vastukala.org

Extra Amenities Work Notarized Agreement



AMENITIES AGREEMENT

This Agreement made and entered into at Nashik on 04th of September, Two Thousand and Twenty Three

Between

Mr. Sunil Prabhakar Salunke, an inhabitant residing at Room No 278041, Taki Road, Koli Wada, Bhagwati Nagar Nashik-422101

Hereafter Called 'Party of the One Part' (which expression shall unless it be repugnant to the context or meaning thereof mean and include their and their respective heirs, executor and administrators) of the One Part

AND

Mr. Harish Limbaji Renuka, adult Indian inhabitant Residing at - Taki Road Old Kathada-54 Quarter Building Samar Bhagwati Nagar Nashik-422101

Called this party of the other part (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm and its administrators and assignal) of the Other Part

WHEREAS

The Party of the one part therein has agreed to purchase a City Survey No 4855 A, Taki Road, Koli Wada, Bhagwati Nagar, Nashik-422101

The Party of the part is desirous of having the said flat improved and altered to his requirements by having certain additional and further amenities and better quality materials provided in the said row bungalow and in view of the aforesaid appointing the part for the same on the terms and conditions mentioned hereunder

The part hereto desires to record in writing the terms and conditions upon which the party of the other part has agreed to improve and alter the flat and provide the amenities and materials required

NOW THIS AGREEMENTS WITNESSTH AS FOLLOWS :-

1. Party of the Part Shall make improvement and provide additional amenities in the said flat as specified in annexure 'A' hereto. It is further agreed that during the course of Progress of work in the said flat the party of the one party shall have the right to have better quality materials and other improvements on such terms and conditions as may be agreed with the party of the other part
2. The party of the other party undertakes that the workmanship for the Improvement and amenities shall be of high quality and the material to be used for the said purpose shall be of the best quality available in the Market
3. The party of the one part has paid to the party of the other part the full amount of Rs. 2,80,000/- (Rupees Two lakh Eighty thousand only) by cash Receipt whereof the party of the other part both hereby admit and Acknowledge for the improvement, alteration, additional amenities and Quality material

SIGNED AND SEALED AS WITNESSES & HEATERS

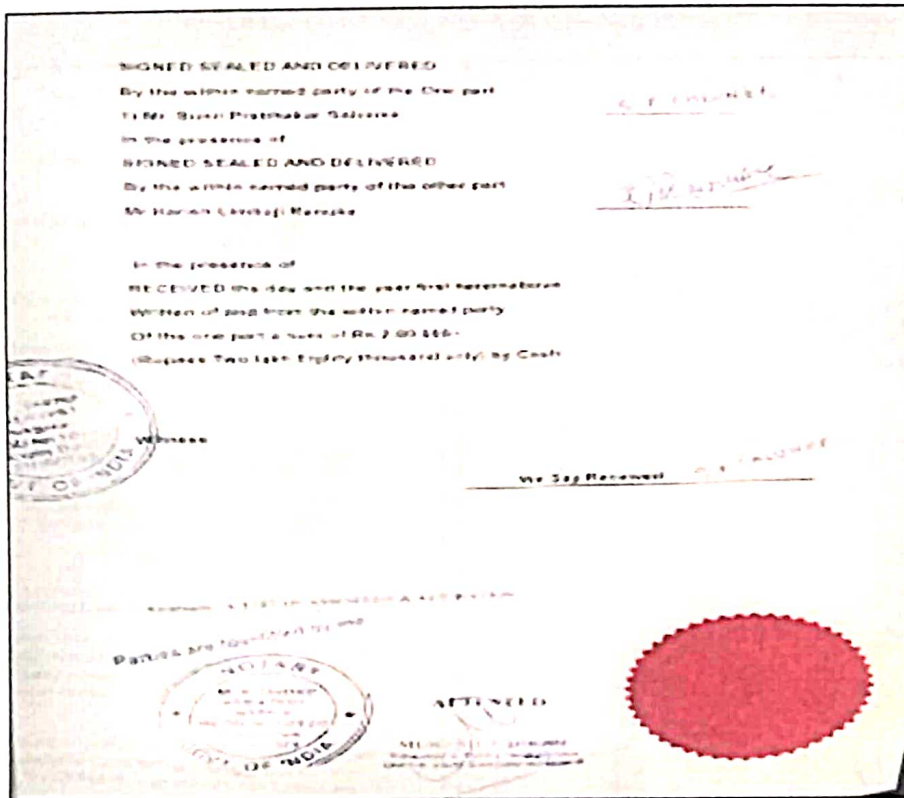
INDIA

Sr. No.	ITEM	QTY	RATE	AMOUNT
1	Kitchen Set	1	15000/-	15000/-
2	Granite Kitchen Back	1	15000/-	15000/-
3	Internal GAS Pipeline	1	40000/-	40000/-
4	M.S Security Grill to Bakery	1	50000/-	50000/-
5	M.S Security Door to Main Gate & Bakery Gate	1	40000/-	40000/-
6	Paint Cutting & POP	400	100/-	40000/-
Total Amount :- Two lakh Eighty thousand only				2,80,000/-

WITNES WHEREOF the parties hereto have subscribed their names true Names and seals the day and year first herein above written

INDIA





The Extra Work Amenities Agreement amount is Rs. 2,80,000/- (Rupees Two Lakh Eighty Thousand Only.)

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