



Vetting Report Prepared For: UBI / RLP Nashik Branch/ Mr.Samadhan Sudam Ghuge (004075//2302752)

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Vastu/Nashik/09/004075/2302752  
27/20-396-RYVBS  
Date: 27.09.2023

To,  
**The Branch Manager,**  
**Union Bank of India**  
**RLP Nashik Branch**  
Nawandar Sankul, 1366, Racca Colony, Near Soni Paithani,  
Sharanpur Road, Nashik – 422 002, 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. B-204, Second Floor, “**Shreevenkatesh Park**”, Survey No.13/4(P)/14/1, Plot No.1 & 2, Near Nawas Lawns , Vidhate Nagar, Khode Nagar, Pakhal Road, Village – Wadala, Taluka & District – Nashik,PIN Code – 422 011, State – Maharashtra, Country – India belongs to **Mr.Samadhan Sudam Ghuge & Mrs.Kanchan Samadhan Ghuge.**

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.Samadhan Sudam Ghuge** (First Party). **Mr.Rahul Dnyaneshwar Landage** (Second Party) received on dated 18.09.2023. The Extra Amenities amount is **Rs. 9,00,000/- (Rupees Nine Lakh Only)**

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

Thanking you

Sincerely yours

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For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09



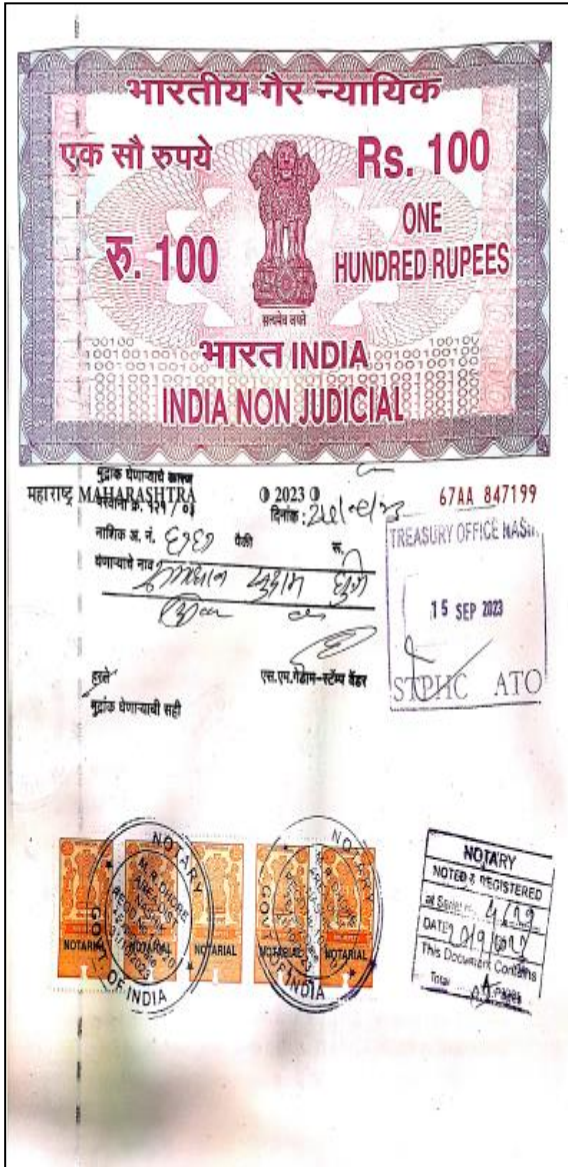
**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564


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mumbai@vastukala.org

### Agreement for Extra Work





Stamp Rs. 100/-  
Amenity Consideration of Rs. 9,50,000/-

**AMENITY AGREEMENT**

THIS AGREEMENT is made & executed on 18<sup>th</sup> Day of September Month of the Year 2023, at Nashik.

**BETWEEN**

**MR. RAHUL DNYANESHWAR LANDAGE,**  
Age- 31 Years, Occupation: Business,  
(UID: 4370 3997 4186)  
PAN NO:- ATPL 6156 C  
R/o. Vadagon Pingala, Tal. Sinnar, Dist Nashik.  
VENDOR of the First Part.

**AND**

**MR. SAMADHAN SUDAM GHUGE**  
Age:- 30 Years, Occupation :- Service.  
(UID: 6623 8622 2862)  
PAN NO:- BTRPG 9813 J  
R/o. Kepal Nagar Tal. Sinnar, Dist Nashik.  
PURCHASER of the second Part.

**WHEREAS**

1. Under the Agreement dated 18/09/2023 the buyer is purchasing a Flat No. B-204, Shree Venkatesh Park, S. No. 13/4P/14/1, Plot No. 01 and 02, CTS No. 2430 & 2093, Behind Ashoka School, Near Ayappa Mandir, Khode Nagar, Nashik-422011.
2. Where the buyer is purchasing the above said Flat and has requested to Mr. Rahul Dnyaneshwar Landage (Contractor) to construct extra amenities in there flat. Whereas Mr. Rahul Dnyaneshwar Landage (Contractor) has agreed to do additional work and the buyer agreed to pay additional charges towards the said extra amenities as under.

3. The contractor has agreed to furnish the following additional amenities at the cost of the purchaser:-


Sr. No.	Particulars	Rate	Amt. of Consideration
01.	Modular Kitchen including labour and material.	Lumpsum	Rs.2,50,000/-
02.	For all Aluminum window changes to UPVC material to Three Track Mosquito net including material and labour etc.	Lumpsum	Rs. 2,00,000/-
03.	Extra consold wiring to entire Flat including material and labour	Lumpsum	Rs.60,000/-
04.	False Ceiling for all rooms are well as per client design including material and labor	Lumpsum	Rs. 03,50,000/-
05.	All rooms are condition consold copper pipe line including material and labour etc.	Lumpsum	Rs.40,000/-
			<b>Rs. 9,50,000/-</b>

THIS AGREEMENT IS EXECUTED at Nashik Tal. & Dist. Nashik on the Day of 18<sup>th</sup> September 2023.


IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY DATE AND YEAR FIRST MENTIONED HEREINABOVE.

SIGNED AND DELIVERED BY THE



WITHIN NAMED OF CONTRACTOR, namely:-  
**MR. RAHUL DNYANESHWAR LANDAGE**  
 (VENDOR)



SIGNED AND DELIVERED  
 BY THE WITHIN NAMED of PURCHASER  
**MR. SAMADHAN SUDAM GHUGE**  
 (PURCHASER)





**WITNESSES:-**

1.   
 2.   
 Ravi Fodase

Parties are Identified by me

ATTESTED

**MUKUND R. DHORE**  
 Advocate & Notary Govt. of India  
 District Court Cothnound Nashik-2

The Extra Amenities amount is **Rs. 9,00,000/- (Rupees Nine Lakh Only)**