



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 & Kanchan Dnyaneshwar Landage alias 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

Think.Innovate.Create

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

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.09.27 18:14:35 +05'30'

Auth. Sign.



Director

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

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

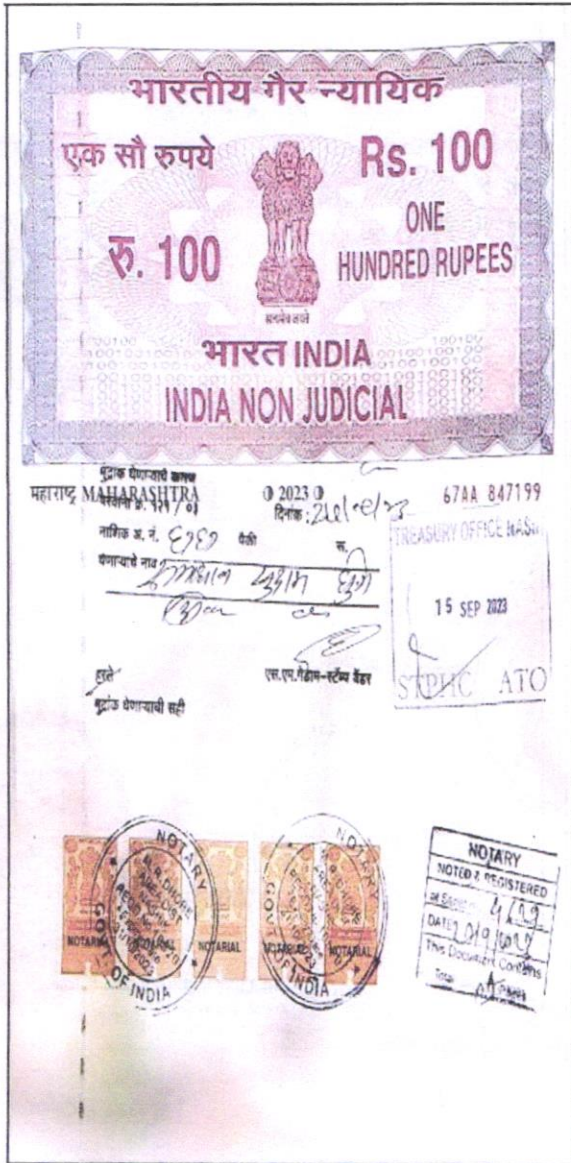
Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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 Work



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

AMENITY AGREEMENT

THIS AGREEMENT is made & executed on 18th 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. Kopal Nagar Tal. Sinnar, Dist Nashik.
PURCHASER of the second Part.

WHEREAS

- Under the Agreement dated 18/09/2023 the buyer is purchasing a Flat No. B-204, Shree Venkatesh Park, S. No. 13/4P/14/L, Plot No. 01 and 02, CTS No. 2430 & 2093, Behind Ashoka School, Near Ayappa Mandir, Khode Nagar, Nashik-422011.
- 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	Amnt. 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. 2,50,000/-
03.	Extra consold wiring to entire Flat including material and labour	Lumpsum	Rs.60,000/-
04.	Fake 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/-
			Rs. 9,50,000/-


THIS AGREEMENT IS EXECUTED at Nashik Tal. & Dist. Nashik on the Day of 18th 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)

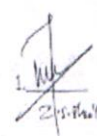
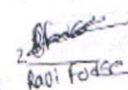
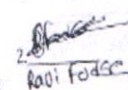


SIGNED AND DELIVERED
 BY THE WITHIN NAMED OF PURCHASER
MR. SAMADHAN SUDAM GHUGE

(PURCHASER)





WITNESSES:-

1. 
 2. 
 2. 

Parties are identified by me

ATTESTED

MUKUND R. DHORE
 Advocate & Notary Gov. of India
 District Court Colpaour, Nashik-2

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