

To,
The Branch Manager,
Punjab National Bank
Canada Corner Branch
Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner
Nashik – 422 005, 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 - 212, B - Wing, Second Floor, " **Ganesh Atria Apartment** ", Survey No. 222/ 4C/ A/ 1 to 9/ C, Plot No. 3+4+5, Behind Little Flowers English Medium School, DGP Nagar, Ambad Kamatwade Road, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser: Shri. Parmanand Shankarsing Raul & Sau. Anita Parmanand Raul. Name of Owner: M/s. Zenith Developers**

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 Agreement Between **Shri. Parmanand Shankarsing Raul & Sau. Anita Parmanand Raul** (First Party) and **M/s. Zenith Developers**. (Second Party) received on dated 29.01.2024. The Extra Amenities amount is **Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only.)**

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=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.02.03 14:48:15 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Encl: Vetting Report.

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 Amenities



• AMENITIES AGREEMENT

The Agreement made and entered into at Nashik, 20th of January, Two Thousand and Twentyfour

Between

Mr. Parmanand Shankar Singh Raul and Mrs. Geeta Parmanand Raul as individual residing at Flat No.20, Saijal Heights Wadalaan, Opp. Kashiwada Nashik-422010.

Hereafter Called 'Party of the One Part' (which expression shall extend to be interpreted to the context of meaning thereof mean and include their and their respective heirs, estates and administrators) of the One Part

AND

M/s. Zerish Developers aka/ M. Vipul Shriash Hebbur Inkon (individual) Residing at -Srinivas 25 Uday Nagar, Ganganagar Road/Ashikh 422011.

Called, this party of the other part (which expression shall extend to be interpreted to the context of meaning thereof mean and include the said five and its administrators and assigns) of the Other Part.

WHEREAS:

The Party of the one part therein has agreed to purchase a Greenfield Plot No.0-212, Konekwaadi Nashik-422011.

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 new building and in view of the aforesaid appointing the party of the other part on the terms and conditions mentioned hereunder.

The part herein 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 WITNESSED AS FOLLOWS:

- 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.
- 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.
- The party of the one part has paid to the party of the other part the full amount of Rs. 1,50,000/- (Rupees Three Lakh Fifty 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.

WITNESSED BY THE PARTIES AND BY TWO JUSTICES

NOTARY
M. CHANDRAN
18 JULY 2024
GOVT. OF INDIA

Sr. No.	ITEM	QTY	RATE	AMOUNT
1	Kitchen Set	1	25000	25000
2	Good Kitchen Sink	1	20000	20000
3	Internal GAD Panels	1	20000	20000
4	M.S Security Gate w/ Battery	1	20000	20000
5	M.S Security Door to Main Gate & Balcony Doors	1	20000	20000
6	Floor Poling & POP	400	42.50	20000
Total Amount - One lakh fifty thousand only				1,50,000

WITNESS WHEREOF the parties hereto have subscribed their respective hand and seals the day and year first herein above written.

NOTARY
M. CHANDRAN
18 JULY 2024
GOVT. OF INDIA



SIGNED SEALED AND DELIVERED
 By the within named party of the One part
 1) Mr. Parmanand Shankar Singh Raul

And
 Mrs. Anita Parmanand Raul

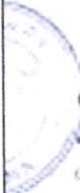

In the presence of
 SIGNED SEALED AND DELIVERED
 By the within named party of the other part
 M/s. Zarekh Developers
 Mr. Vipul Shreshth Neekar

In the presence of
 RECEIVED the day and the year first hereinafter
 Written of and trace the within named party
 Of the one part a sum of Rs. 1 60 000/-
 (Rupees One Lakh Sixty thousand only) by Cash

Witness

We Say Received

Parties are Identified by me

ATTESTED
 MUKUND S. THAKRE
 Notary Public, Canada Corner
 PNB Branch

The Extra Amenities amount is **Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only.)**