



Vastu/Nashik/03/2024/007723/2305538
15/26-286-RPBS
Date: 15.03.2024

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 Agreement

Sir,

With reference to above subject, we have evaluated the Extra Residential Land & Row House No.1, Ground Floor, "Deeplaxmi-C Row Houses" Survey No.63/2/A, Plot No.23, Opposite Anna Bhau Sathe Play Ground , Ambedkar Nagar, Trimurti Road, Village- Chunchale , Tal & Dist.- Nashik, PIN Code – 422 007, State - Maharashtra, Country - India belongs to **Shri. Shiva Mukinda Borkar & Shri.Sani Mukinda Borkar**. Name of Proposed Purchaser: **Shri. Prafulla Bharatbhushan Prasad Kumar. & Sau. Sugandhi 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 Agreement between **Shr Shri. Prafulla Bharatbhushan Prasad Kumar. & Sau. Sugandhi Kumari**. (First Party) and **Mr. Shiva Mukinda Borkar & Mr. Sunny M. Borkar**. (Second Party) received on dated 15.03.2024. The Extra Amenities amount is **Rs.3,45,000/- (Rupees Three Lakh Forty-Five 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
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.03.15 18:23:17 +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 :

- | | | | |
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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

Extra Amenities Agreement



AMENITIES AGREEMENT

This Agreement made and entered into at Nashik 15th of March, Two Thousand and Twenty Four

Between

Mr. Perful Bharatbhushan Prasad Kumar And Sughandi Kumari an inhabitant residing at S.No.63/2,F.No.02,Mauli Chowk,Chunchale Shivar,Nashik-422010

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

AND

Mr.Shiva Mukinda Borkar And Mr.Sunny M Borkar, adult Indian inhabitant Residing at -P.NO.56,G.No.60,Nr Renuka Sankul,Datta nagar,Chunchale Shivar,Nashik-422010.

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 assigns) of the Other Part.

WHEREAS:

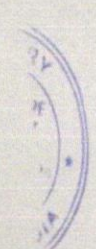

The Party of the one part therein has agreed to purchase a Deeplaxmi C R.No.01,Mauli Chowk,Datta Nagar,Chunchale Shivar,Nashik-422010

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

SR. No	ITEM	QTY	RATE	AMOUNT
1	Kitchen Set	1	95000/-	95000/-
2	Granite Kitchen Rack	1	75000/-	75000/-
3	Kitchen Bathroom All Tiles	Lumsum	40000/-	40000/-
4	Luster Colour Paint All Room	Lumsum	30000/-	30000/-
5	Extra Point Electricity Work	Lumsum	50000/-	50000/-
6	False Ceiling & POP	1000	55/-	55000/-
Total Amount – Three lakh Fourty Five Thousand only				3,45,000

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

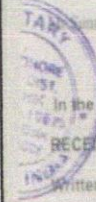

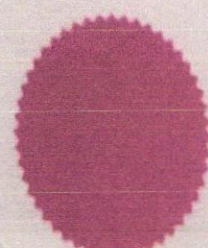



SIGNED SEALED AND DELIVERED
 By the within named party of the One part
 1) Mr. Perful Bharatbhushan Prasad Kumar
 Sughandi Kumari
 In the presence of
 SIGNED SEALED AND DELIVERED
 By the within named party of the other part
 Mr Shiva Mukinda Borkar
 In the presence of
 RECEIVED the day and the year first hereinabove
 Written of and from the within named party
 Of the one part a sum of Rs.3,45,000/-
 (Rupees Three Lack Fourty Five Thousand only) by Cash.

Witness:

We Say Received

Parties are identified by me

The Extra Amenities amount is **Rs.3,45,000/- (Rupees Three Lakh Forty-Five Thousand Only)**