



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 Flat No. 205, Second Floor, "**Shraddha Heights**", Survey No. 201/ 1B/ 2B/ 3B, Plot No. 25+29+30, Near Trikoni Bangala, Ayodhya Nagari, Dr Nanasaheb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Mr. Ramdas Mhata Thombare & Mr. Mohinesh Ramdas Thombare. Name of Owner: Mr. Sanjay Vishanu Damodare.**

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 **Mr. Ramdas Mhata Thombare & Mr. Mohinesh Ramdas Thombare.** (First Party) and **Mr. Sanjay Vishanu Damodare.** (Second Party) received on dated 15.03.2024. The Extra Amenities amount is **Rs.8,25,000/- (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: 2024.03.16 12:41:06 +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



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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📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

Extra Amenities Agreement

THIS DOCUMENT CONTAINS 5 PAGES

Noted & Registered at Serial Number 962/2024
15.03.2024

भारतीय गैर न्यायिक भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 2023 CH 175669

OFFICE NASHIK

13 MAR 2024

ATC

NOTARY

NOTARY

AMENITIES AGREEMENT

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

AMENITIES AGREEMENT

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

Between

Mr. Ramdas Matha Thombare And Mr. Mohinesh Ramdas Thombare an inhabitant residing at N-53/AJ-01/25/02, Mahatma Phule Nagar, Opp Bhole Mangal Karyalay, New Cidco, Nashik-422009

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. Sanjay Vishanu Damodare , adult Indian inhabitant Residing at -1, Sai Rudra, Trambak Nagar, Kamal Nagar, Hirawadi, Panchavati, Nashik-422003.

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 F.No.205, 2nd Floor, Shradha Heights, S. No.201/1B/2B/3B, P.NO.25+29+30, Near Trikoni Bangala, Ayodhya Nagari, Dr. Nanasahab Dharmadhikari Marg, Nashik-422003

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 bungaioiw 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



DOCUMENT CONTAINS 5 PAGES

Noted & Registered 962/2024 at Serial Number 15.03.2024.

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. 8,25,000/- (Rupees Eight lakh Twenty Five 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.

Annexure "A" LIST OF AMENITIES & ALTERATION

SR. No.	ITEM	QTY	RATE	AMOUNT
1	Kitchen Set	1	75000/-	95000/-
2	Granite Kitchen Rack	1	55000/-	105000/-
3	Kitchen Bathroom All Tiles	Lumsum	40000/-	40000/-
4	Luster Colour Paint All Room	Lumsum	230000/-	230000/-
5	Extra Point Electricity Work	Lumsum	140000/-	140000/-
6	False Ceiling & POP	1000	215/-	215000/-
Total Amount – Eight Lack Twenty-Five Thousand only				8,25,000

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. Ramdas Matha Thombare
Mr. Mohinsh Ramdas Thombare
In the presence of
SIGNED SEALED AND DELIVERED
By the within named party of the other part
Mr. Sanjay Vishanu Damodare
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.8,25,000/-
(Rupees Eight Lack Twenty-Five Thousand only) by Cash.

Witness:
We Say Received

IDENTIFIED BY

BEFORE ME
15.03.2024
SHASHIKANT R. SANAP
Advocate & Notary Govt of India
Flat No 10, Krishnakunj
Apartment, Chelma Nagar, Near
St. Francis High School, Nashik
Mob. 9822179742

The Extra Amenities amount is Rs.8,25,000/- (Rupees Eight Lakh Twenty-Five Thousand Only)