

Intended User:

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. 44, 6th Floor, "**Vitthal Darshan Apartment**", Survey No. 194/ A/ Plot/ 70/ 195/ A/ Plot/ 89, Plot No. 70 + 79, Opp. Shri Vitthal Rukmini And Sant Savta Maharaj Mandir, Sant Narahari Maharaj Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **M/s. Niwas Developers** Name of Proposed Purchaser: **Miss. Jayashri Vasant Gawali**.

We have verified the rates quoted as per current market rates. Details of Extra Amenities considered as per copy of Extra Amenities Agreement between **Miss. Jayashri Vasant Gawali**. (First Party). **Mr. Sanjay Babulal Mahjan** (Second Party) received on dated 27.04.2024. The Extra Amenities amount is **Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)**

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

Thanking you

Sincerely yours

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

**Manoj
Chalikwar
Director**

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.28 13:08:32 +05'30'

Auth. Sign



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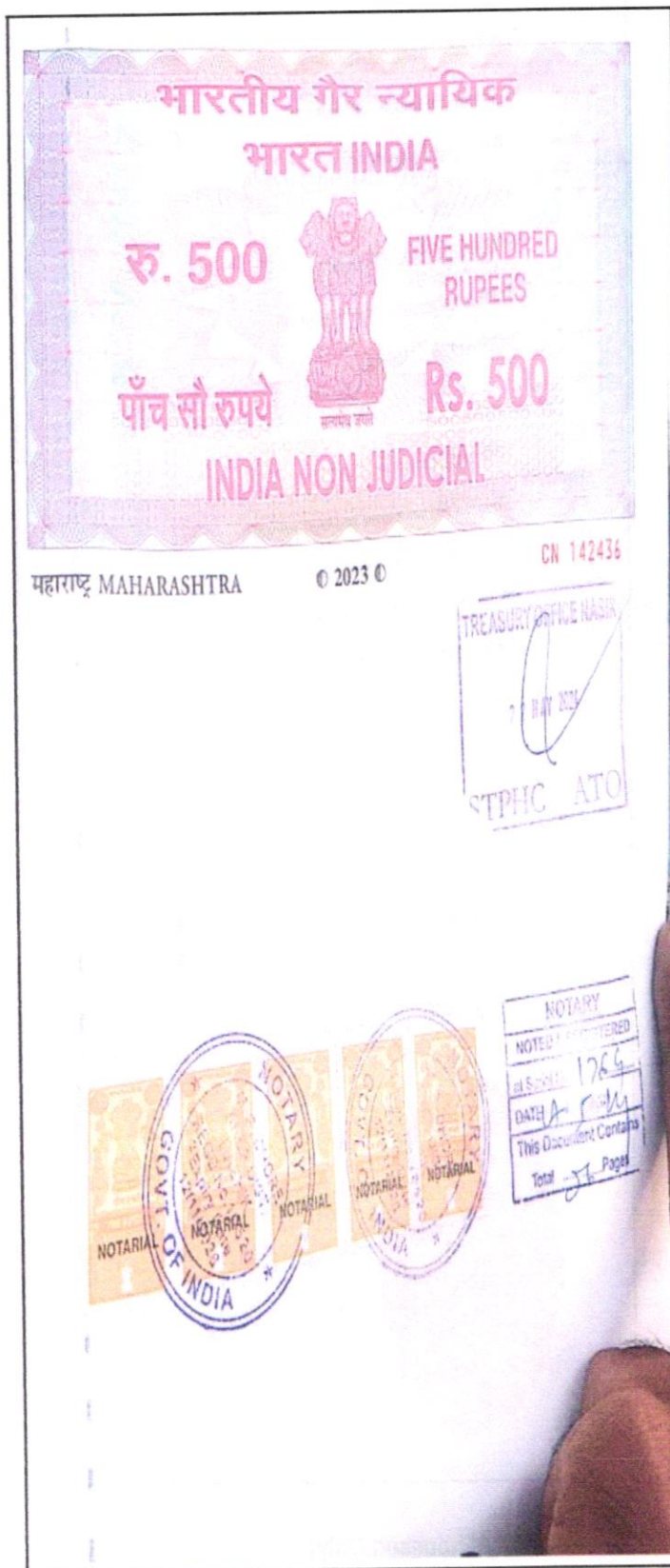
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Agreement for Extra Amenities



AMENITIES AGREEMENT

This Agreement made and entered into at Nashik 27th of May, Two Thousand and Twenty-Four

Between

Miss. Jayashri Vasant Gawali an inhabitant residing at Plot No.97, Gurudatta Building, Nr. Tulja Bhawani Mandir, Swami Vivekanand Nagar, Ashok Nagar, Satpur, Nashik-422012.

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 Babul Mahajan, adult Indian inhabitant Residing at - Shriram Bungalow Plot No.75/76 Sr.No.194/A, Shramik Nagar, Ashok Nagar, Nashik-422012.

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 Vitthal Darshan Apartment F.No.44, Sant Narhari Maharaj Road, Pimpalgaon Bahula, Nashik-422006.

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

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. 2,70,000/- (Rupees Two Lack Seventy 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/-	75000/-
2	Granite Kitchen Rack	1	55000/-	55000/-
3	Kitchen Bathroom All Tiles	Lumsum	30000/-	30000/-
4	Luster Color Paint All Room	Lumsum	30000/-	30000/-
5	Extra Point Electricity Work	Lumsum	40000/-	40000/-
6	False Ceiling & POP	300	100/-	40000/-
Total Amount – Two Lack Seventy Thousand only				2,70,000

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) Miss Jayashri Vasant Gawali

In the presence of

SIGNED SEALED AND DELIVERED

By the within named party of the other part

Mr. Sanjay Babulal Mahajan

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.2,70,000/-

(Rupees Two Lack Seventy Thousand only) by Cash.

Witness:

We Say Received

Parties are identified by me



ATTENDED

MURUNDI R. BHOSALE
 Advocate & Attorney at Law
 District Court, Mumbai, Maharashtra



The Extra Amenities amount is **Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)**



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