

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.101, First Floor, "**Vedraj Shambhu**", Survey No.165/1, Plot No.34+35, Near Thakare Baba Garden, Thakare Mala, Ayodhya Nagari, Meri Rasbihari Link Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to Name of Owner: **M/s.Sadguru Buildcon** Name of Proposed Purchaser: **Shri.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar.**

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.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar.** (First Party) and **Mr. Dhondiram K. Ghogare** (Second Party) received on dated 02.08.2024. The Extra Amenities amount is **Rs.2,80,000/- (Rupees Two Lakh Eighty Thousand Only)**

**The said Cost Vetting Certificate is valid up to next 6 months Only.**

Thanking you

Sincerely yours

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: 2024.08.06 14:43:35 +05'30'

Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

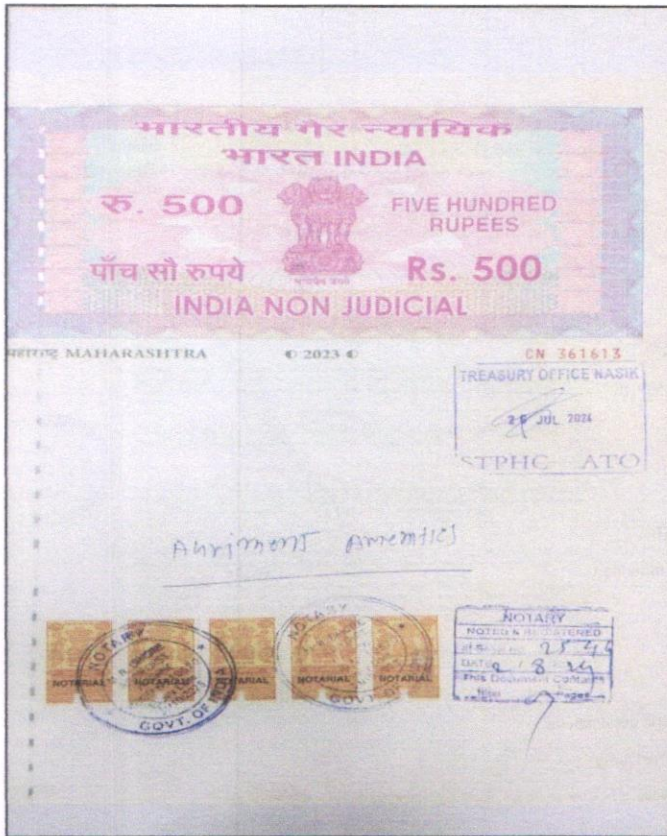
Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Encl: Vetting Report.



## Extra Amenities Agreement



**AMENITIES AGREEMENT**

This Agreement made and entered into at Nashik 02<sup>nd</sup> of Aug. Two Thousand and Twenty Four

Between

Miss. Gopal Ramrao Ghotkar & Savita Gopal Ghotkar an inhabitant residing at Row Bungalow No. 5 Durvakav Bungalow Gunjal Mala Hirawadi Panchavati Nashik.

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

M/S. I. Dhondiram K. Ghogare adult Indian inhabitant Residing at - Row House No. 11 Hirawadi Panchavati Nashik

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 Flat NO. 101 Vedraj Shambo Apartment Gunjal Baba Nagar Hirawadi Panchavati Nashik.

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 desire 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. 2,80,000/- (Rupees Two lak Eighty 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

SER. No.	ITEM	QTY	RATE	AMOUNT
1	Kitchen Trolley with clamping	1	75,000	75,000
2	Inverter with batteries	1	55,000	55,000
3	Wooden Flooring in Bedroom	Lump sum	40,000	40,000
4	GPO work Hall and Bedroom	Lump sum	30,000	30,000
5	POP in Room	Lump sum	40,000	40,000
6	Luster Color Paint	Lump sum	40,000	40,000
Total Amount - Two Lakh Eighty thousand only				2,80,000

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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



SIGNED SEALED AND DELIVERED  
By the within named party of the One part  
1) Mr Gopal Ramrao Ghotkar  
2) Mr Savita Gopal Ghotkar  
In the presence of  
SIGNED SEALED AND DELIVERED  
By the within named party of the other part  
Mr. Dhondiram K. Ghogare

RECEIVED the day and the year first hereinabove  
Written of and from the within named party  
Of the one part a sum of Rs.2,80,000/-  
(Rupees Two lakh Eighty thousand only) by Cash.

Witness:


Parties are Identified by me

Annexure "A" LIST OF AMENITIES & ALTERATION

NOTARY  
MUNINDRA DHORE  
3/11/2022  
GOVT. OF INDIA

ATTESTED  
MUNINDRA DHORE  
Advocate & Notary Govt of India  
Notary Office Chhatrapati Sambhaji

We Say Received



The Extra Amenities amount is **Rs.2,80,000/- (Rupees Two Lakh Eighty Thousand Only)**