

# RAJENDRA RAMDAS PINGALE [HUF] SANJAY PUNDLIK GHARTE [HUF]

ADD: PLOT No 05, SR NO. 772 near runbhumi Untawadi, Nashik-422008Mo : 8888360378/9422754364

Date : / /202

## SUPPLIMENTARY AGREEMENT

THIS SUPPLIMENTARY AGREEMENT is made and executed at Nashik on this 02<sup>th</sup> day of the month August, in the Christian Year TWO THOUSAND TWENTY-FOUR, A. D.,

### B E T W E E N

1. MR. RAJENDRA RAMDAS PINGALE [HUF]  
PAN NO : AAZHR 0333 N  
Adhar No. 6591 3905 9986  
Age : 59 Years, Occu : Business  
R/o. : Plot No.51, Ramalay City Center Moll,  
Ushakiran Society, Sambhaji Chowk,  
NASHIK- 422002
2. MR. SANJAY PUNDLIK GHARTE [HUF]  
PAN NO : AAWHS 1556 B  
Adhar No. 7198 7162 3446  
Age : 56 Years, Occu : Business  
R/o. : Plot No.7, Santjanardan Swomi nagar,  
Hirawadi, Panchavati,  
NASHIK- 422003

Hereinafter referred to as the "CONTRACTOR" [which expression, shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include its existing Partners, their legal heirs, executors, representatives and assignees] of the First PART,

### A N D

MR. SUJIT GULABRAO BHOSALE  
Age : 27 Years, Occu : SERVICES  
PAN No. EERP B 1999 Q  
Adhar no. 9574 3800 3848  
R/o. : PLOT NO. 1, S.No.985/1,  
Tujai niwas, Siddhivinyak Colony,  
Khande Mala, Savata Nagar, CIDCO,  
Nashik-422 008.

Hereinafter referred to as "PURCHASER'S" [which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his legal heirs, executors, administrators, representatives and assigns] of the SECOND PART,

AND WHEREAS the Purchaser is interested in purchasing a constructed FLAT No. 403 admeasuring 1129.04 Sq. Ft. equivalent to 104.93 Sq. Mtrs. (approx.) Carpet area + Balcony adm. 14.81 sq.mtr. on Forth Floor consisting of Three Bedroom + Hall + Kitchen + WC from and out of Ramalya Sanskruti Apartment, (hereinafter referred to as the said Flat premises) and more particularly described in Schedule-II written hereunder, constructed on the land property bearing S.No.763/2/2/2, Plot No.11 to 13 Total admeasuring 558.16 Sq. Mtrs., situated at Village : Nashik, Taluka & District : Nashik, Accordingly, an Agreement for Sale is duly executed between the Contractor and the Purchaser which is duly stamped, authenticated and registered before the Notary, Nashik at Serial No.1425/2024 dtd. 01/08/2024.

AND WHEREAS apart from the regular amenities provided in the Flat premises as per Schedule-III written under the aforesaid registered Agreement for Sale, the Purchaser is interested in getting certain additional amenities to be provided in the said Flat premises, to which, the Contractor has agreed to provide the said additional amenities in the said Flat premises. Accordingly, a lump-sum cost for the said additional amenities is fixed amongst themselves and the same is decided to be recorded in writing by executing this Supplementary Agreement. Hence, these presents.

**NOW THEREFORE THIS SUPPLEMENTARY AGREEMENT  
WITNESSETH AS UNDER**

1. The Purchaser hereby agrees and undertakes to pay a lump-sum cost of Rs.14,00,000/- (Rupees Forteen Lakh only) for and against the provision of additional amenities agreed to be provided by the Contractor in the said Flat premises.
2. The Purchaser has agreed to pay the aforesaid cost of Rs.14,00,000/- (Rupees Forteen Lakh only) in the following manner :-

| Amount         | Particulars  |
|----------------|--|
| Rs. 7,00,000/- | To be paid to Contractor no.1 within 60 Days from the date of execution of these presents. |
| Rs. 7,00,000/- | To be paid to Contractor no.2 within 60 Days from the date of execution of these presents. |

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Rs. 14,00,000/-  
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3. The Contractor, as per the requirement of the Purchaser, hereby agrees to provide following additional amenities in the said Flat premises. Against each item, its cost is also defined.

## :: LIST OF EXTRA AMENITIES TO BE PROVIDED ::

| Sr. No. | Name of Items       | Extra works to be done  | Amount      |
|---------|---------------------|---|-------------|
| 01      | Civil work          | Alterations in the brickwork and plaster  | 3,00,000/-  |
| 02      | POP, Gypsum Work    | POP in Hall ceiling and Gypsum coat to all walls                                | 1,50,000/-  |
| 03      | Window Frame        | In granite with molding and Safety Grill  | 1,20,000/-  |
| 04      | Tile Work           | Wall Tiles 2'x4' To Kitchen otta and all Bhatrooms wall Tiles instated of 2 x 1 | 1,30,000/-  |
| 05      | Door work           | 2 no. infinity French door to balcony   | 75,000/-    |
| 06      | Paints              | Paints to all walls   | 2,00,000/-  |
| 07      | Locks               | Digital lock to main door and Europe lock to all bathroom and bedroom.          | 25,000/-    |
| 08      | Windows             | Work  | 1,50,000/-  |
| 09      | And other interiors | Miscellaneous work  | 2,50,000/-  |
|         |                     | Total Rs.   | 14,00,000/- |

4. The said Agreement for Sale and this supplementary Agreement shall always form part and parcel of each other and shall always read together.

## SCHEDULE-I OF THE SAID FLAT PREMISES HERE-IN-ABOVE REFERRED TO

FLAT No. 403 admeasuring 1129.04 Sq. Ft. equivalent to 104.93 Sq. Mtrs. (approx.) Carpet area + Balcony adm. 14.81 sq.mtr. on Forth Floor consisting of Three Bedroom + Hall + Kitchen + WC from and out of Ramalya Sanskruti Apartment, duly constructed on the land property, more particularly described in.

All the said Flat premises together with the amenities listed and written Schedule-I of registered Agreement as well as Schedule-I of these presents, together with all rights of easement and common facilities appurtenant thereto.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seals to these presents on day, month & year written first here in above.

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED " CONTRACTOR "

1. Mr. RAJENDRA RAMDAS PINGALE [HUF]



Pingale



Gharte

2. MR. SANJAY PUNDLIK GHARTE [HUF]

] [CONTRACTOR]

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "PURCHASERS"



MR. SUJIT GULABRAO BHOSALE

Sujit



] [PURCHASERS]

In the presence of Witnesses:

1. Gulab

2. Pingale

Mr. Gulab Bhosale

Kaustubh Rajendra Pingale