

Vastukala Consultants (I) Pvt. Ltd.

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CIN: U74120MH2010PTC207869

Vastu/Nashik/08/2024/0010390/2307572 06/9-50-RPRJ

M5ME Reg No: UDYAM-MH-18-008361 An ISO 9001: 2015 Certified Company

Date: 06.08.2024

www.vastukala.co.in

To. The Branch Manager, Bank of Baroda Regional Office Nashik Road Branch BSNL Building, Datta Mandir Road, Nashik Road, Nashik -422 101, 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. 403, 4th Floor, "Ramalya Sansruti Apartment", Near Nitin Car Towing Service, Plot No. 11+12+13, Jagtap Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to Shri. Rajendra Ramdas Pingale & Shri. Sanjay Pundlik Gharte. Name of Proposed Purchaser is Shri. Sujit Gulabrao Bhosale.

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 issued by Mr. Sujit Gulabrao Bhosale. (First Party) and Mr. Rajendra Ramdas Pingale & Mr. Sanjay Pundlik Gharte (Second Party) received on dated 02.08.2024. The Extra Amenities amount is Rs.14,00,000/- (Rupees Fourteen Lakh Only.)

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

Thanking you

Sincerely yours

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoi Chalikwar

Digitally signed by Manoj Chalikwai DN: cn=Manoi Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumba email=manoj@vastukala.org, c=IN Date: 2024.08.06 15:19:38 +05'30'

Director

Manoi B, Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA Email: nashik@vastukala..co.in| Tel: +91 253 4068262/98903 80564

Our Pan India Presence at:

Nanded Mumbai

♀ Aurangabad ♀ Pune ♀ Indore

PThane Ahmedabad Delhi NCR

Raipur 9 Jaipur

Auth. \$ign.

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India





Agreement for Extra Amenities

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

SUPPLIMENTARY AGREEMENT

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

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

AND

MR. SUJIT GULABRAO BHOSALE Age : 27 Years, Occu : SERVICES PAN No. EERPB 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. Attrs. (approx.) Carpet area - Balcony adm. 14.81 sq.mtr. on Forth Floor consisting of Three Bedroom - Hall - Kitchen - WC from and out of ber 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 5.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 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 THREREFORE THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS UNDER

- 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.
- The Purchaser has agreed to pay the aforesaid cost of Rs.14,00,000/- (Rupees Forteen Lakh only) in the following

Particulars

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

Rs. 7,00,000/-

To be paid to Contractor no.2 within 60 Days from the date of execution of these presents.

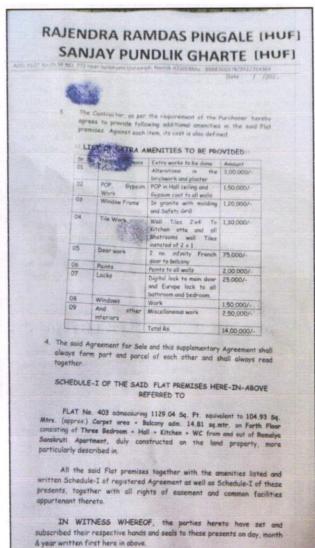
-Rs. 14,00,000/-

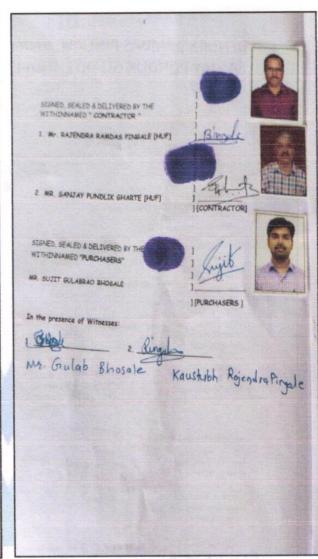




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The Extra Amenities amount is Rs. 14,00,000/- (Rupees Fourteen Lakh Only.)



Since 1989 Vastukala Consultants (I) Pvt. Ltd.

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