

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, 4<sup>th</sup> 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.**

**Manoj  
Chalikwar**  
Director

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

Auth. Sign.



**Manoj 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, Madhusa 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

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**Agreement for Extra Amenities**

**RAJENDRA RAMDAS PINGALE (HUF)**  
**SANJAY PUNDLIK GHARTE (HUF)**

ADD. PLOT No. 03, SR. NO. 772 Near Ramabhai Circle, Nashik-422008Mo - 9885360378/9422754364  
Date: / / 2024

**SUPPLEMENTARY AGREEMENT**

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

**BETWEEN**

1. **MR. RAJENDRA RAMDAS PINGALE (HUF)**  
PAN NO : AAZR 0333 N  
Adhar No : 6591 3905 9986  
Age : 59 Years, Occu : Business  
R/o : Plot No.51, Ramalay City Center Mall,  
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 Swami 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. EERP8 1999 Q  
Adhar no. 9574 3800 3848  
R/o. : PLOT NO. 1, S.No.985/1,  
Tujai mwas, Siddhivinyak Colony,  
Khonde 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 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.
Rs. 14,00,000/-	



Since 1989

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

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