

To,  
**The Branch Manager,**  
**State Bank of India**  
**Satpur Branch**  
1 st Floor, BSNL CTTC Building,  
Plot No. 45-47, D-Road, MIDC, Satpur,  
Nashik -422 007, 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. 07, 4th Floor, "Mangalmurti Apartment", Near Navshya Ganapati Parisar, Ganpati Nagar, Gangapur Road, Plot No. 8+9, Village - Anandvalli, Taluka - Nashik, District - Nashik, Nashik, 422 013, State - Maharashtra, India belongs to **Sau. Pranjal Nalin Chandak. Name of Proposed Purchaser is Shri. Deepak Anandrao Rokade & Sau. Pallavi Deepak Rokade.**

We have verified the rates quoted as per current market rates. Details of Extra Amenities considered as per copy of Extra Amenities Agreement between **Mr. Deepak Anandrao Rokade & Smt. Pallavi Deepak Rokade (First Party). Smt. Bharati Ashok Gorhane (Second Party)** received on dated 10.08.2024. The Extra Amenities amount is **Rs. 11,30,000/- (Rupees Eleven Lakh Thirty 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: 2024.08.16 11:55:46 +05'30'

**Auth. Sign.**





## Agreement for Extra Aminities

<b>AGREEMENT FOR EXTRA AMINITIES</b>																																					
<p>This are article of agreement for extra amenities and executed at Nashik on this.</p> <p><b>Mr. Deepak A. Rokade</b> Occupation: Service Resident at : Nashik</p> <p style="text-align: right;"><b>Smt. Pallavi Deepak Rokade</b> Occupation: Home Maker Resident at : Nashik</p> <p>Here in at referred to the <b>PART OF THE FIRST PARTY</b> (Which expression shall unless it be repugnant to the lands, context or meaning there of mean and include its other partner, execute, administrator etc.) <b>OF THE FIRST PART.</b></p> <p><b>Smt. Bharati Ashok Gorhane</b> ; Age - 50 Occupation- Business Resident at Nashik.</p> <p>Herein after referred to the <b>PART OF SECOND PARTY</b> (Which expression shall unless it be repugnant to the lands, context or meaning there of mean and include its other partner, execute, administrator etc.) <b>OF THE SECOND PART.</b></p> <p>Where as <b>Mr. Deepak A. Rokade &amp; Smt. Pallavi Deepak Rokade</b> the purchaser wants to change some amenities other than the basic amenities provided. Hence the Purchaser requested to contractor to make some addition in the amenities which is provided by the contractor.</p> <p>The amenities to be changed and the estimated cost as follows:</p> <p>Sub- Regarding Extra work in Flat no 05</p> <p>Respected sir,</p> <p>I have purchased below Flat from Chandak Builder , Nashik Flat.No.07,Mangalmurti Appt., Near Navshya Ganpatti Mandir, Gangapur Road,Nashik-422011</p> <p>Flat Boundaries: East: Side Margin West: Side Margin</p>	<p>South Side Margin North : Flat No. 08 I have changed some amenities other than the amenities provided. The changes are as below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. No.</th> <th style="width: 85%;">Particular</th> <th style="width: 10%;">Amount in Rs</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>False Ceiling in all Rooms &amp; Hall ALSO WALL PAPER IN HALL</td> <td>1,50,000/-</td> </tr> <tr> <td>2</td> <td>Flooring in all Rooms Will be Vitrified (GVT) Tiles 4"</td> <td>2,30,000/-</td> </tr> <tr> <td>3</td> <td>Plywood door frame with laminate Pannel</td> <td>40,000/-</td> </tr> <tr> <td>4</td> <td>Internal Gypsum finish</td> <td>1,50,000/-</td> </tr> <tr> <td>5</td> <td>Full Kitchen Tiles &amp; Bathroom Tiles</td> <td>60,000/-</td> </tr> <tr> <td>6</td> <td>Kitchen Platform Granite Kitchen Platform With Stainless Steel Sink</td> <td>90,000/-</td> </tr> <tr> <td>7</td> <td>Additional Kitchen Platform with full height Tiles Trolley &amp; Crockery Compartment</td> <td>80,000/-</td> </tr> <tr> <td>8</td> <td>Flat will be painted internally with Emulsion Paint</td> <td>2,20,000/-</td> </tr> <tr> <td>9</td> <td>French door in Hall</td> <td>80,000/-</td> </tr> <tr> <td>10</td> <td>Inventor Wiring</td> <td>30,000/-</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>TOTAL</b></td> <td><b>11,30,000/-</b></td> </tr> </tbody> </table> <p>Whereas the total cost of the afore said extra work Rs. 11,30,000/- ( Rupees Eleven Lakh Thirty Thousand Only)</p> <p>Thanking You,</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p><b>FIRST PARTY</b></p> <p><i>Deepak Rokade</i> Mr. Deepak A. Rokade</p> <p><i>Pallavi Rokade</i> Smt. Pallavi Deepak Rokade</p> <p>Date : 10.08.2024</p> <p>Place : Nashik</p> </div> <div style="text-align: center;"> <p><b>SECOND PARTY</b></p> <p><i>Bharati Ashok Gorhane</i> Smt. Bharati Ashok Gorhane</p> </div> </div>	Sr. No.	Particular	Amount in Rs	1	False Ceiling in all Rooms & Hall ALSO WALL PAPER IN HALL	1,50,000/-	2	Flooring in all Rooms Will be Vitrified (GVT) Tiles 4"	2,30,000/-	3	Plywood door frame with laminate Pannel	40,000/-	4	Internal Gypsum finish	1,50,000/-	5	Full Kitchen Tiles & Bathroom Tiles	60,000/-	6	Kitchen Platform Granite Kitchen Platform With Stainless Steel Sink	90,000/-	7	Additional Kitchen Platform with full height Tiles Trolley & Crockery Compartment	80,000/-	8	Flat will be painted internally with Emulsion Paint	2,20,000/-	9	French door in Hall	80,000/-	10	Inventor Wiring	30,000/-	<b>TOTAL</b>		<b>11,30,000/-</b>
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The Extra Aminities amount is **Rs. 11,30,000/- (Rupees Eleven Lakh Thirty Thousand Only)**



Since 1989

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

An ISO 9001 : 2015 Certified Company

