

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vetting Report / SBI / RACC Nashik Branch/ Mr. Chandrakant Bhaurao Mahale & Others (010598/2307708) Page 1 of 3

www.vastukala.co.in

Vastu/Nashik/08/2024/010598/2307708 14/11-186-RYBS

Date: 14.08.2024

To, The Branch Manager, State Bank of India **RACC Nashik Branch**

RBO.2, The Wave Building, 1 st Floor, Opposite Shell Petrol Pump, Pathardi Road. Nashik - 422 010, 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. 13, Fifth Floor, " Raj Avenue Apartment ", Survey No. 319/ 1/ B/ 1/ A, Plot No. 03, Behind RK Lawns & Hall, Near Sai Baba Mandir, Prashant Nagar, Pathardi Phata Road, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422 010, State -Maharashtra, Country - India. belongs to Name of Proposed Purchaser: Shri. Chandrakant Bhaurao Mahale & Sau. Surekha Chandrakant Mahale. Name of Owner: Shri. Rajendra Omkar Jawale.

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. Chandrakant Bhaurao Mahale & Mrs. Surekha Chandrakant Mahale (First Party). Mr. Suraj Bansilal Vasaikar (Second Party) received on dated 01.08.2024. The Extra Amenities amount is Rs. 1,12,000/- (Rupees One Lakh Twelve Thousand 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 Consultants (I) Pvt. Ltd., ou=Mumbai email=manoj@vastukala.org, c=IN Date: 2024.08.14 17:54:37 +05'30'

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

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Regd. Office Adgaon, Nashik-422003 (M.S.), INDIA

Email: nashik@vastukala..co.in | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at:

Nanded 9 Thane Aurangabad Pune

Nashik Rajkot ○ Indore

Ahmedabad Opelhi NCR Raipur ₽ Jaipur

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

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Agreement for Extra Aminities





AMENITIES AGREEMENT

THIS AMENITIES AGREEMENT is made and executed at Nashik on this 01 th day of AUC ,2024.

BETWEEN

1] Mr. Chandrakant Bhaurao Mahale

Age: 54 years, Occupation: Salaried

(PAN- AFDPM5435P)

2] Mrs. Surekha Chandrakant Mahale

Age: 48 Years, Occupation: Housewife

(PAN -)IKPM9253A)

Both R/O , Flat no 603 Mhada Building Near Saibaba temple Murlidhar Nagar Nashik -422010

Hereinafter referred to as The Purchase (which expression shall mean and include his/her/their legal heirs, successors, representatives etc.) of the other part;

AND

Mr. Suroj Bansilai Vasnikar Age - 31 years (PAN -AYGPV5482R)

Res at "Flat Flat No.-11, Vatvruksh Heights", Pandurang chauk, Damodar Nagar,

Beside B Y Residency, Pathardi phata, VTC: Nashik, PO: Pathardi, District: Nashik, State: Maharashtra, PIN Code: 422010,

Herein after referred to as The Vendor (Which expression shall mean and include his/her/their legal heirs, successors, representatives etc.) of the first part;

And Whereas the amount of consideration between the parties for the said I





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Flat no. 1.3 FIFTH: floor Plot no. 3 of SR NO.319/1/B/1/A PLOT NO.3. (P) Know as RAFAVENUE APARTMENT with the amenities as provide therein is fixed at Rs112000 /-

TOTAD.

And Whereas in addition to the amenities agreed to be provided by the Vendors the Purchaser wants extra construction and modifications to be provided in the said Flat no 13. The Purchaser requested the Vendor to provide the said construction and modification at Purchaser scots (which are brown agreed to provide the extra construction and modification on the terms & conditions written herein under.)

NOW THEREFORE THIS AMENITIES AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER - $\,$

That the Vendor shall provide the extra construction and modification as shown in the annexure written herein under in the above Flat at and for the consideration of Rs. 112000/- to the Vendor within Three Month from the date of this Agreement.

All other terms & conditions of the said agreement of sale dated ___/__/2024 shall remain the same and are binding on the Vendor and the Purchaser. This agreement is executed as a Amenities to the previous agreement of sale dt. 464 / 2024

SCHEDULE - 1 OF THE SAID PROPERTY

REFERRED TO ABOVE

All that piece and parcel of land bearing Plot no 3 of SR NO 319/1/B/1/A
Within the limits of Nashik Muncipal Corporation Nashik and Registration And sub Registration District
Nashik Which is bounded as shown Below.

On or Towards East: Plot no 4& 6 & colony road
On or Towards West: retention land
On or Towards South: plot no 19
On or Towards North: plot no 2

The Premises of Flat no 13 Plot no 3 of SR NO 319/1/B/1/A [P] Know as RAJ AVENUE APARTMENT Which is constructing on the property described in schedule 1 above. The said Flat four Boundries as Under

On or Towards East :By Side Margin
On or Towards West :By side margin
On or Towards South:By Side Margin
On or Towards North:By Jina & Flat no 11 & 12

Pursuiles

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S. C. mahai



Since 1989

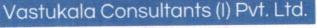




The Extra Amenities amount is Rs. 1,12,000/- (Rupees One Lakh Twelve Thousand Only)



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