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Vastukala Consultants (I) Pvt. Ltd.

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

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.

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.14 17:54:37 +05'30'

Auth. Sign.

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

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Regd. Office

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

☎️ +91 22 47495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



Agreement for Extra Aminities



AMENITIES AGREEMENT

THIS AMENITIES AGREEMENT is made and executed at Nashik on this 01 th day of AUG .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 -JIKPM9253A)
 Both R/O . Flat no 603 Mhada Building Near Saibnbn temple Murlichhar 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 Bansilal Vasnikar Age - 31 years (PAN -AYGPV5482R)
 Res at ,Flat Flat No. -11, Vatvraksh Heights,Pandurang chaurk,Damodar Nagar,
 Beside D Y Residency ,Pathardi phata,VTC, Nashik,P.O. 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 R

S. C. mahale

Flat no 13 FIFTH floor Plot no 3 of SR NO 319/1/B/1/A PLOT NO 3 (P) Know as RAJ AVENUE APARTMENT with the amenities as provide therein is fixed at Rs.112000 /-

And Whereas in addition to the amenities agreed to be provided by the Vendor, 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's cost (which are more particularly described in the schedule written herein under) the vendor accepted the request and 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 Municipal 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 juna & Flat no 11 & 12

S. C. mahale



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EXTRA CONSTRUCTION & MODIFICATIONS :

ANNEXTURE SPECIFICATION

Sr. No.	Particulars	QTY	RATES	Amount
1	POP	LJM SUM		50000 /-
2	3 Track Sliding windows with marble frame	4	10000	40000/-
3	Pearl black Granite kitchen platform (30 sq ft)	1	733	22000/-
10.	Total			112000 /-

In Witness where of the parties hereto have hereunto subscribed their respective hands on this day, month and year hereinabove mentioned.

Mr. Suraj Bansilal Vasaikar

Mr. Chandrakant Bhaurao Mahale

Mrs. Surekha Chandrakant Mahale

NOTARY
 GOVT. OF INDIA

SIGNED & DELIVERED
BY THE WITHIN NAMED VENDOR
Mr. Suraj Bansilal Vasaikar

SIGNED & DELIVERED

PURCHASER
Mr. Chandrakant Bhaurao Mahale

Mrs. Surekha Chandrakant Mahale

S.C. Mahale

WITNESS :

- 1)
- 2)

ATTESTED

DIGAMBS S. PAWAR
Advocate & Notary, Govt. of India.

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