

**The Branch Manager,
State Bank of India
RACPC Nashik Branch**
1st Floor, Patel Plaza, N.D. Patel Road,
Opp. BSNL, Landmark Seawoods Navratna Hotel,
Nashik - 422001, 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. 301, B - Wing, Third Floor, Survey No. 42/ 1/ 1, Plot No. 2, " **Samruddhi Tower** ", Near Shani Maharaj Mandir, Someshwar Satpur Link Road, Right Canal Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India. Belongs to **Mr. Swapnil Pandharinath Patil & Mrs. Lalita Swapnil Patil**.

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. Swapnil Pandharinath Patil & Mrs. Lalita Swapnil Patil**. (First Party). **Mr. Abhishek More** (Second Party) received on dated 23.08.2024. The Extra Amenities amount is **Rs. 5,00,000/- (Rupees Five 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

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: 2024.08.24 17:26:11 +05'30'

Auth. Sign.



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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Regd. Office

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🌐 **www.vastukala.co.in**

Agreement for Extra Amenities



महाराष्ट्र MAHARASHTRA

2024

09AB 194873

अ.नं. 7950 रु. 10000/- के रू. 100/- दि. 16/08/2024
 नाम: स्टेट बँक ऑफ इंडिया
 पता: आरएसीपीसी शाखा सातपुर ऑफिस सातपुर नाशिक
 हस्ता: मयुर मोरे
 करण: कर्तन प्रकरण

TREASURY OFFICE NASH.

14 AUG 2024

STPHC ATO

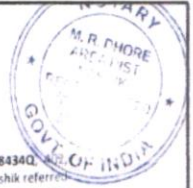
योगेश वसंत भुल
 स्टेट बँक नाशिक
 परचामांक 97/2002

महाराष्ट्र



EXTRAAMENITIES AGREEMENT

This Extra Amenities Agreement is made & executed at Nashik on this 23 day in the month of August, in the year 2024.



BETWEEN
 Mr. Abhishek More, Age: 33 years, Occupation: Contractor, PAN: BRYPM8340Q, referred to as the **CONTRACTOR** (which terms, unless, it be repugnant to the context or meaning thereof, shall mean & include his legal heirs, administrators, assignees, representatives etc) **OF THE FIRST PART,**

AND

- 1] MR. Swapnil Pandharinath Patil, Aged 35 yrs., Occupation: Service, PAN: BLBPP7693D, Aadhar No. 3877 8804 4401
- 2] MRS. Lalita Swapnil Patil, Aged 31 yrs., Occupation: Service, PAN: FMLPP8222D, Aadhar No. 3459 4949 9166, 1879, M H B Colony, Near Ambedkar Market, Satpur colony, Satpur, Nashik 422007, Contact No. - 7620010448

Hereinafter referred to as the **HOUSE OWNER** (which terms, unless, it be repugnant to the context or meaning thereof, shall mean & include his legal heirs, administrators, assignees, representatives etc) **OF THE OTHER PART**

AND

SAMRUDDHI INFRASTRUCTURE PAN: AERFS1768Q, through its Director - **MR. NISHKANT GANPAT KOTHULE**, Age: 59 years, Occupation: Business, Office: Plot No. 26, Laxmi Nagar, Patil Lane NO. 1, College Road, Nashik, Hereinafter referred to as the **VENDORS / PROMOTERS** [Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said partnership firm, its partners, legal representatives, executors, administrators and assignees etc.] of the **CONSENTING PARTY.**

WHEREAS the other part is a owner of **Apartment/ Flat No. 301 B WING** Building having 2 Bedroom+ Hall + Kitchen + 2 Toilets + 1 Washing Place + 1 Balconies on **THIRD FLOOR**, Carpet Area admeasuring 51.66 Sq. Mtrs. along with Balcony area 6.88 Sq. Mtr., useable area 58.54 Sq.mtrs. in " **SAMRUDDHI TOWER** "situated at S. No. 42/1/1, Plot No-2, Gangapur, Tal. & Dist. Nashik 422013.

Above mentioned Consenting Party is a Owner/Developer/Promoter of the premises and building mentioned hereinabove. They sold above said flat premises to above mentioned flat owners by registered Agreement for Sale. By this agreement, Flat owners/Party of the Second Part is/are appointed to Contractor/Party of the First Part for providing some extra amenities in the said premises. The Consenting Party i.e. Owner/Promoter/Developer don't have any objection regarding the same and forth as purpose consenting party is given their consent in this agreement.

Above said flat owners are wish to make some additional facilities and changes in the interior of the said flat and hence they appoint to above said contractor for said renovation. As per terms & conditions decided between the contractor & owner, following various amenities to upgrade as per the terms & conditions & rates mentioned below.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr No	Item Description	Amount Rs
1.	Vitrified Tiles all rooms 4x2	2,00,000 /-
2.	French door Living & Kitchen	90,000 /-
3.	Kitchen wall tiles with labor charges	40,000/-
4.	Plumbing Cock	60,000 /-
5.	Kitchen Trolley With Unit	1,10,000 /-
Total Amount		5,00,000

This Work will be carried out as per the terms & conditions given below:

- 1) The Owner will pay the above said bill to the Contractor after satisfactory completed the work & jointly inspection of the work.
- 2) Work to be carried out as per the discussion with the owner.
- 3) During the progress of the work, if some damaged happens to the other amenities or work done to be repaired free of cost.
- 4) All raw materials such as sand, cement, bricks etc. to be required for this work will purchase by contractor.
- 5) if during the progress of the work, if any additional work arises will also be done by contractor at mutually agreed rates.
- 6) Contractor should not disturb the basic structure of the flat. i.e. beams, columns, slab etc.
- 7) The entire work mentioned above should be completed within 15 (Fifteen Days) from the date of this starting of actual work including cleaning. Above mentioned rates and terms & conditions are agreed by both parties & signed for their confirmation.

IN WITNESS WHEREOF the parties hereto have hereunto set & subscribed their hands & seals on these presents on the day and date written hereinabove.

Mr. Abhishek More.
(CONTRACTOR) (FIRST PARTY)

1] MR. Swapnil Pandharinath Patil

2] MRS. Lalita Swapnil Patil
(HOUSEOWNERS)(OTHERPARTY)

SAMRUDDHI INFRASTRUCTURE
Through its Director
MR. NISHIKANT GANPAT KOTHULE,
(OWNER/DEVELOPER/PROMOTER)
(CONSENTING PARTY)

IN THE PRESENCE OF WITNESSES


1. _____

2. _____

*Parties are Identified by me
Abhijeet Javalkar
9881937866*

NOTARY
M. R. DHORE
AREA LIST
PERM No. 120
21/11/2028
GOVT. OF INDIA

ATTENDED
MUKUND R. DHORE
Advocate & Notary General of India
District Court Compound, Nashik



The Extra Amenities amount is **Rs. 5,00,000/- (Rupees Five Lakh Only)**