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MSME Reg No: UDYAM-MH-18-008561

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 3

Vastu/Nashik/09/2024/011095/2308083

06/18-89-RPBS

Date: 06.09.2024

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. C-204, 2nd Floor, Wing - C, **Significant**, Opp. to Mahda Building, Indira Nagar, Param Pujya Ravishankarji Marg, Village - Wadala, District - Nashik, Nashik, 422 006, State - Maharashtra, India belongs to **Mr. Vasim Akram Jahid Khan & Mrs. Sima Wasim Akram Khan.**

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 to **Mr. Vasim Akram Jahid Khan & Mrs. Sima Wasim Akram Khan** (First Party) and **Shri. Mustafa Tajuddin Sayyed** (Second Party) received on dated 02.07.2024. The Extra Amenities amount is **Rs.5,84,000/- (Rupees Five Lakh Eighty-Four 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

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

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: 2024.09.06 18:10:26 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusha 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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Powai, Andheri East, **Mumbai**:400072, (M.S), India


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Agreement for Extra Amenities



भारतीय गैर न्यायिक
एक सौ रुपये **Rs. 100**
रु. 100 ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL


महाराष्ट्र MAHARASHTRA 2024 23AB 308480

TREASURY OFFICE NASHIK
23 AUG 2024

NOTARY
NOTED & REGISTERED
at Serial No. 2451/24
Date: 08/09/2024
THIS DOCUMENT
Contains 04 Pages

SUPPLEMENTARY AGREEMENT

THIS AGREEMENT is made & executed at Nashik on this 02nd day of September, 2024



BETWEEN

MR.NASIR PIRU SHAIKH AGE: 32 YEARS, R/O House No.814, Opp.KIM Vidhalay, Wadala Gaon, Nashik-422006 (Aadhar No.7951 3083 3729) Hereinafter referred to as the **CONTRACTOR** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns, etc.) of the ONE PART.

AND

1.MR.VASIM AKRAM JAHID KHAN
Age 35 Years, Occupation -SERVICE
Pancard No. EARP8815C

2.MRS.SIMA WASIM AKRAM KHAN
Age 30 Years, Occupation -HOUSEWIFE
Pancard No. CXIPA3976j
Both RE -Mehboob Nagar, S.No.79/1B/2, Nr. Lalabhai House, Wadalagaon, Indira Nagar, Nashik -422006

hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, Administrators, assigns, etc.) of the SECOND PART. WHEREAS the owner owns all that piece and parcel of the flat as described in the Second schedule written hereunder.

AND WHEREAS the owner requested the contractor for change in certain amenities and certain extra amenities in the said flat and agreed to pay the amount for the said additional amenities or change in amenities and therefore this agreement is executed amongst the parties.

NOW THIS AGREEMENT WITNESSETH AS HEREIN AND IT IS AGREED BY AND BETWEEN THE PARTIES THAT:

- (1) That the contractor shall provide the amenities as annexed to this agreement to the flat as described in the Second schedule.
- (2) That the owner agrees to pay the amount of Rs. 5,84,750/- towards the extra items and amenities as mentioned in the annexure written hereunder in the said flat. This amount of extra items and amenities is fixed with mutual consent of both the parties and there is no dispute about the same. The owner shall agrees to pay to the contractor the said amount of consideration 58,475/- (Rs. Fifty Eight Thousand Four Hundred Seventy Five Only) before execution of this agreement by Online Transfer. REMANING AMOUNT PENDING OF RS 5,26,275/-.




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the Non-Agricultural land situated in Layout bearing S.No.82/3/A/82/4 (Old S.No.82/3/A, area admeasuring 00 Hector 69 R and S.No.82/4 area admeasuring 00 Hector 07 R) Total area admeasuring 7600.00 Sq.Mtrs. and out of it part area 469.64 Sq.mtrs. towards Road widening shown in the name of Nashik Municipal Corporation, Nashik and total remaining area 7130.36 Sq.mtrs. and having CTS No.4457, situated at Village Wadala Taluka and District Nashik and the said plot is bounded as below :-

- On or towards East :- Adj. Hissa No.3 (B+C+D)
- On or towards West: Road
- On or towards South: Adj. S.No.82/5/2+3+4+5+6
- On or towards North: Adj. Hissa No.4


SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERED

ALL THAT PIECE and parcel of constructed of a Building A, B, C,D and E wings, under named and style as "SIGNIFICAN" consisting Ground + Seven Upper floors, from and out the said constructed building, the premises situated in the building a Flat bearing C-204 admeasuring Carpet area 43.554 Sq.mtrs. plus open Balcony area 4.235 Sq.mtrs. Total Area admeasuring 47.789 Sq.mtrs. situated on Second Floor in C Wing and together with right to use common staircase, common parking, lift and landings and in the common areas of the said building. The said premises is bounded as :-

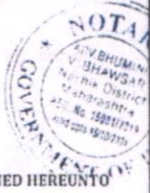
- On or towards East : By Duct & Flat No.C-203
- On or towards West : By B Wing
- On or towards South: By Amenity Space
- On or towards North: By Lobby and thereafter Flat No.C-205

THE COST OF EXTRA WORK AND AMENITIES AS FOLLOW:

PARTICULARS	AMOUNT
[1]POP WORK ALL ROOMS	119750/-
[2] FRENCH DOOR	120000/-
[3] TRACK WINDOWS	73000/-
[4] GYPSUM WORK WALL.	127000/-
[5]DADO TILES IN KITCHEN & BATHROOM (2X1)	145000/-
Rs. 5,84,750/-	




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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED HEREINABOVE

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED




MR.NASIR PIRU SHAIKH
(Proprietor)
M. Nasir
[CONTRACTOR]


SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED





1.MR.VASIM AKRAM JAHID KHAN

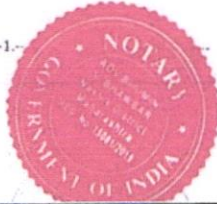



2.MRS.SIMA WASIM AKRAM KHAN



[PURCHASER/S]

WITNESSES:-1-  2- 

BHUMINI V. BHAWAR
Advocate & Notary, Govt. of India
Office - 11, ...

The Extra Amenities amount is **Rs.5,84,000/- (Rupees Five Lakh Eighty-Four Thousand Only.)**

