

To,
The Branch Manager,
State Bank of India
RACPC Nashik
1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL,
Landmark Seawoods Navratna Hotel Nashik-422001.

Sub: Vetting of Extra Amenities

Sir,

With reference to above subject, we have evaluated the Vetting of Extra Amenities Agreement for Residential Land and Bungalow on **Plot No.15**, Ground+ First Floor, Survey No.306/1/3/1, Near Rising Stars English Medium School, Jatra Nandur Link Road, Village – Adgaon , Taluka - Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri.Rajendra Annasaheb Gayakwad** Name of Proposed Purchaser : **Priyanka Rajendra Dusane**.

We have verified the rates quoted as per current market rates. Details of work and Extra Amenities considered as per copy of Extra Amenities Agreement Between **Shri.Ashok Dhundu Khairnar** (First Party) **Priyanka Rajendra Dusane** (Second Party) received on dated 30.09.2024 The Vetting of Extra Amenities amount is **Rs.11,70,000/- (Rupees Eleven Lakh Seventy 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: 2024.09.30 15:32:41 +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

Our Pan India Presence at :

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Vetting of Extra Amenities Agreement

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

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 2024

30 SEP 2024

23 AUG 2024

STPHC ATO

Supplementary Agreement

This Document Noted & Registered at No. 1256/24 & Contains 03 Pages - Laster 06/9/2024

A.P. GAIKWAD Notary

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is made and executed at Nashik on this 30/09/2024

BETWEEN
 Mr. Ashok Dhondur Khaitanar Pan Card No. - ERDPK00350 Age - 55 Years
 Resi at Room No 147 Bidi Kamgar Nagar Nashik Panchvati 422003.

AND
 Mrs. Priyanka Rajendra Dusane Pan Card No. - EPDP08972Q Age - 29 Years
 Resi at Ichhamani Bungalow, Nandur Link Road, Jatro Hotel, Adgaon Stawar, Nashik.

Herewith referred to as The Purchaser (which expression shall mean and include his/her/their legal heirs, successors, representatives etc.) of the first part.

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

And Whereas the amount of consideration between the parties for the said flat with the amenities as provide therein is fixed at Rs. 11,70,000/-.

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. 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 SUPPLEMENTARY 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. 11,70,000/- to the Vendor within One Month from the date of this Agreement.

All other terms & conditions of the said agreement of sale dated 30/09/2024 shall remain the same and are binding on the Vendor and the Purchaser. This agreement is executed as a supplementary to the previous agreement of sale dt. 30/09/2024

SCHEDULE OF PROPERTY

The premises of Bungalow having Carpet Area 148.15 sq.mtr. Of the Bungalow at Plot No. 15, Survey No. 266/1/3/1, Amrutdham, Panchvati, Nashik.

ANNEXTURE SPECIFICATION

Extra Construction & Modifications:

| Sr. No. | Particulars | Amount |
|---------|---|----------------------------------|
| 1 | POP Full Coating | Hall & 5 Bedrooms 83,000/- |
| 2 | Three Track Anodised Coated & One-way Glass | Windows 83,000/- |
| 3 | Gypsum Wall Finish in all rooms | Hall & 5 Bedrooms 79,000/- |
| 4 | Granite Frames to all Windows & Doors | Windows & Doors 68,000/- |
| 5 | Vitrified Tiles 4x2 in all rooms | 148.15 Sq. Mtr. 1,40,000/- |
| 6 | Additional Smart Electrical Points & Inverter Points in all rooms | 16 33,000/- |
| 7 | Granite Kitchen Platform | 1 82,000/- |
| 8 | Dado Tiles till Ceiling | Kitchen & Dry Balcony 79,000/- |
| 9 | Stainless Steel Railings & Toughened Glass | At Balcony & Staircase 58,000/- |
| 10 | Door Frame in Granite & French Door | At Balcony 52,600/- |
| 11 | Tiles in Garden Area | 59,000/- |
| 12 | Jugger Cook Fittings | Kitchen & all Bathrooms 97,000/- |
| 13 | Kitchen Trollys | In Kitchen 1,03,000/- |
| 14 | Plaster Paint | In all Rooms 1,09,000/- |
| | Total | 11,70,000/- |

In Witness where of the parties hereto have become subscribed their respective hands on this day, month and year here in-above mentioned.

SIGNED & DELIVERED BY THE WITHIN NAMED VENDOR
 Mr. ASHOK DHONDUR KHAITANAR

SIGNED & DELIVERED BY PURCHASER
 MRS. PRIYANKA RAJENDRA DUSANE

A.P. GAIKWAD Notary


भारत सरकार Government of India

प्रियंका राजेंद्र दुसाने
 Priyanka Rajendra Dusane
 जन्म तारीख / DOB : 04/10/1995
 स्त्री / Female


6564 0812 3802

माझे आधार, माझी ओळख




A.P. GAIKWAD Notary




भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: इच्छमणी बंगला, गट नं. 364/2/1ए, प्लॉट नं. 15,
 जत्रा नन्दुर लिंक रोड, आडगाव शिवार, नाशिक, आडगाव
 महाराष्ट्र, 422003
 Address: Ichhamani Bungalow, Gat
 No. 364/2/1A, Plot No. 15, Jatra Nandur link
 Road, Adgaon Shiwar, Nashik, Adgaon,
 Maharashtra, 422003





6564 0812 3802

 1847
 help@uidai.gov.in
 www.uidai.gov.

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA





स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EPDPD8972Q



नाम / Name
PRIYANKA RAJENDRA DUSANE

पिता का नाम / Father's Name
RAJENDRA POPATRAO DUSANE

जन्म की तारीख / Date of Birth
04/10/1995


हरतासर / Signature



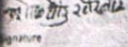
आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA


SHOK DHONDU KHAIRNAR

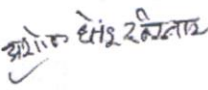
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1061168B
Permanent Account Number
RDPK0035D











आयकर विभाग
INCOME TAX DEPARTMENT

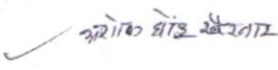
भारत सरकार
GOVT OF INDIA

SHOK DHONDU KHAIRNAR

4784 7466 8950
सामान्य माणसाचा अधिकार







The Extra Amenities amount is Rs.11,70,000/- (Rupees Eleven Lakh Seventy Thousand Only)



Since 1989
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

