

**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. 201, B - Wing, Second 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. Kiran Babaji Bhavar & Mrs. Yogita Kiran Bhavar**.

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. Kiran Babaji Bhavar & Mrs. Yogita Kiran Bhavar**. (First Party). **Mr. Abhishek More** (Second Party) received on dated 14.09.2024. 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**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.19 14:17:12 +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

Auth. Sign.



Agreement for Extra Amenities



महाराष्ट्र MAHARASHTRA 2024


अन : 12699 रु. 10000/- पैकी रु 500/- दि. 14/10/2024
 नाव : स्टेट बँक ऑफ इंडिया
 पत्ता : आरपीपीसी शाखा मातपूर ऑफीस मातपूर नाशिक
 हतने : मयुर मोरे
 कार्या : कर्ज प्रकरण

योगेश वसंत कुमर
 स्टॅम्प व्हाई मॅजिस्ट्रिक
 पत्रांका क 97/2002

CS 072359
 TREASURY OFFICE NASIK
 11 OCT 2024
 STPHC ATO

NOTARY
 NOTED & REGISTERED
 Date 18/10/24
 This Document Contains
 Total 08 pages

EXTRAAMENITIES AGREEMENT
 This Extra Amenities Agreement is made & executed at Nashik on this 14 day in the month of October, in the year 2024.



BETWEEN
 Mr. Abhishek More, Age 33 years, Occupation Contractor, PAN: 8RYPMB434Q, 402, Samruddhi Heights Apt. Opp. Motiwala College, Gangapur Satpur Link Road, Nashik 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. Kiran Babaji Bhavar, Aged 35 yrs., Occupation Service, PAN AZFP6842D, Aadhar No. 2326 0669 2344
 2] MRS. Yogita Kiran Bhavar, Aged 32 yrs., Occupation: HouseWife, PAN FCEPB9407F, Aadhar No. 5937 4045 5013 Flat No.7, Sonali garden Apt, Someshwar colony, Behind ABB Company, Maharashtra, Nashik 422007 Contact No. - 8855003757

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. NISHIKANT 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. 201 B WING Building having 2 Bedroom+ Hall + Kitchen + 2 Toilets + 1 Washing Place + 1 Balconies on **SECOND 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 at 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:



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 Cook	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.

NOTARY
GOVT. OF INDIA

NOTARY
GOVT. OF INDIA

ATTEST
DIGAMBAR S. PAWAR
Advocate & Notary, Nashik, India

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

1] MR. Kiran Babaji Bhavar

2] MRS. Yogita Kiran Bhavar
(HOUSEOWNERS)(OTHER PARTY)

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

IN THE PRESENCE OF WITNESSES

1. _____ 2. _____

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

