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Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 3

Vastu/Nashik/11/2024/0012554/2309192

25/12-277-RPV

Date: 25.11.2024

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 Supplementary Agreement

Sir,

With reference to above subject, we have evaluated the Vetting of Supplementary Agreement for Residential Flat No. A-11, 3rd Floor, "Shree Ganesh Park" Plot No. 1, Survey No.103/1B/2, 103/1C/2 at Village – Chunchale, Lane No. 3, Medage Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to **M/s. B Y Builders & Developers.**

We have verified the rates quoted as per current market rates. Details of work and Extra Amenities considered as per copy of Supplementary Agreement issued by **Mr. Prasad Ganesh Yeole** (First Party) & **Mr. Allwyn Victor Mariyan & Mrs. Elizabeth Jems John** (Second Party) received on dated 18.11.2024. The Supplementary Agreement amount is **Rs. 5,50,000/- (Rupees Five Lakh Fifty 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: 2024.11.25 18:00:27 +05'30'

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.

Auth. Sign.



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office


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+91 2247495919

mumbai@vastukala.co.in

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Supplementary Agreement



महाराष्ट्र MAHARASHTRA 2024 23AB 883125

ज. नं. 15403 रु. 100/- पको रु. 100/- दि. 19/11/2024


मुद्रक: अखिल विकास मरीयात
 पत्ता: डि के नगर गंगापूर रोड नाशिक
 जिल्हा: महाराष्ट्र
 कार्यालय: कार्यालय

19 NOV 2024


TPHC ATO

परवाना क्र 97/2002

SUPPLEMENTARY AGREEMENT



NOTARY NOTED & REGISTERED at Serial No. 4140 DATE 19/11/24 This Document Contains Total 3 Pages



SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is made and executed at Nashik on this 18th day of November, 2024

BETWEEN

Mr. Prasad Ganesh Yeole
 Pan Card No. - BBNPY975K Age - 22 Years
 Resi at Waware Nagar, Kamahade, Nashik - 422010

AND

Mr. Allwyn Victor Mariyas Pan Card No. - BAOPM 3128 C Age - 33 Years,
 Mrs Elizabeth Jams John Pan Card No. - BASPJ 2152 D Age - 33 Years.
 Beth Gangapur Shiwar, Nashik - 422013

Hereinafter referred to as The Vendor (Which expression shall mean and include their legal heirs, successors, representatives etc.) of the first part.

Hereinafter referred to as The Purchaser (Which expression shall mean and include their legal heirs, successors, representatives etc.) of the other part.

And Whereas the amount of consideration between the parties for the said Flat No. A -11, 3rd Floor, Shree Ganesh Park Apartment, Patil Park, Medage Nagar, Chunchale Shiwar Nashik with the amenities as provide therein is fixed at Rs. 5,50,000/-

And whereas in addition to the amenities agreed to be provided by the Vendors, the Purchaser wants extra construction and modifications to be provided in the said Flat No. A -11, 3rd Floor, Shree Ganesh Park Apartment. 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. 20,00,000/- to the Vendor within One Month from the date of this Agreement.

All other terms & conditions of the said agreement of sale dated 14/11/2024 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 dated 14/11/2024.

SCHEDULE OF THE SAID PROPERTY REFERRED TO ABOVE



The premises of Flat No A-11, Plot No – 1, SR. NO. 103/1B/2/103/1C/2 known as "SHREE GANESH PARK" which is constructing on the property described in Schedule I above. The said flat is bounded as under

On or towards East : By MSEB Space & Open Space
 On or towards West : By Sr. No. 103/02
 On or towards South : By Plot No. 103/02, & Sr. No. 103/1c/1 Plot No. 30
 On or towards North : By 30 Mtr. Colony Road

ANNEXTURE SPECIFICATION - Extra Construction & Modifications Work:

Sr. no	PARTICULARS	Amount Rs
1	Kitchen and Bathroom Full Tiles	65000/-
2	Balcony and kitchen door	50000/-
3	Gypsum finish (internal)	100000/-
4	Loft	25000/-
5	Electricity Point	60000/-
6	Double Vitrified Flooring with Skirting	90000/-
7	Internal Paint (Asian)	60000/-
8	Concealed mixer and plumbing fittings	45000
9	Powder coated French door and aluminum semi sound proof windows	55000
	TOTAL	5,50,000/-

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

SIGNED & DELIVERED
 BY THE WITHIN NAMED VENDOR
 Mr. Prasad Ganesh Yeole

Prasad

SIGNED & DELIVERED
 PURCHASER
 Mr. Allwyn victor Mariyan

Allwyn

Mrs. Elizabeth Jems John

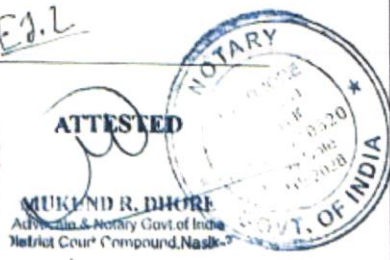
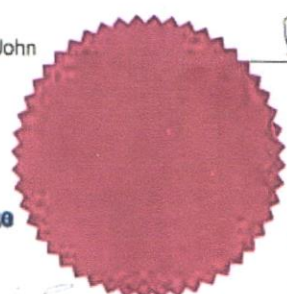
E.J.J.

Parties are Identified by me

WITNESSES:

1) *Pawan Wani*
 Mr. Pawan Wani

2) *Varsha Sasale*
 Mr. Varsha Sasale



The Extra Amenities amount is **Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only.)**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

