

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. B-302, 3rd Floor, Wing - B, "HARIOM PARADISE Apartment", Behind Audumber banquet & lawns, Shree Samarth Road, Meri- Rasbihari Link Road, Village - Mhasrul, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India belongs to **M/s. HARIOM GROUP**. Name of Proposed Purchaser is **Mr. Rahul Prakash Deore & Mrs. Vrushali Rahul Deore**.

We have verified the rates quoted as per current market rates. Details of Extra Amenities considered as per copy of Agreement for Extra Amenities issued by to **Mr. Rahul Prakash Deore & Mrs. Vrushali Rahul Deore** (First Party) and **Mr. Chintan Prakash Patel** (Second Party) received on dated 26.11.2024. The Extra Amenities amount is **Rs.8,00,000/- (Rupees Eight 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: 2024.12.03 15:49:16 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

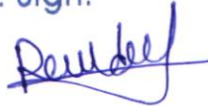
Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.

Auth. Sign.



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

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai:**400072, (M.S), India

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

Agreement of Extra Amenities

500+

EXTRA AMENITIES WORK AGREEMENT

THIS AGREEMENT is made & executed at Nashik on this day of 26 November 2024.

NOTARY
 NOTED & REGISTERED
 at Serial No. 3940/24
 DATE 26/11/2024
 THIS DOCUMENT CONTAINS
 1+2 Total Pages - 3

BETWEEN

Mr. CHINTAN PRAKASH PATEL (HUF) THROUGH ITS KARTA CHINTAN PRAKASH PATEL, Age 26 Years, Occupation Business, PAN - AAHC9749J R/o. PLOT No- 12, Vaikunth Bungalow, Cm Nagar, Hirawadi Road, Panchvati, Nashik 422003 Hereinafter referred to as the CONTRACTOR (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the ONE PART.

AND

[1] **MR. RAHUL PRAKASH DEORE**, Age 34 Years, Service Service, PAN - BRPD 6464 M

[2] **MRS. VRUSHALI RAHUL DEORE**, Age 29 Years, Occupation Housewife, PAN- BKJPP 0728 C

Both Mhasdi Pr., Ner, Dhule Maharashtra 424304. Hereinafter referred to as the "PURCHASER/ ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators, assigns, etc.) of the SECOND PART.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land property bearing Plot No. 185 to 189 out of 197/1 to 10 P/198/199/1/200 P/201 admeasuring 923.00 Sq. Mtr. situated at Mhasrul, Taluka and District Nashik, within registration and sub Registration District of Nashik within Nashik Municipal Corporation Bounded as follows:

On or towards East: By Plot No. 156 to 160
 On or towards West: By Colony Road
 On or towards South: By Plot No. 190
 On or towards North: By Colony Road

SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Flat No. B-302 on Second Floor Carpet area admeasuring 69.90 Sq. Meters. and usable area of Balcony 18.11 Sq. Meters. In HARIOM PARADISE Apartment bounded as follows:

East: By Marginal Space
 West: By Marginal Space and Road
 South: By Staircase, Lift, Lobby and Flat No. B-301
 North: By Marginal Space

WHEREAS M/s. HARIOM GROUP A Partnership Firm has agreed to sell and the purchaser has agreed to purchase all that piece and parcel of the flat as described in the second schedule written here under to be constructed on the Property as described in the first schedule written here under which is duly registered at the office of Sub Registrar, Nashik.

AND WHEREAS as per the aforesaid agreement of sale the builder M/s. HARIOM GROUP A Partnership Firm is to provide the amenities as



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Mentioned in the annexure attached to the agreement of sale and the amount of consideration is fixed amongst the parties for the said flat with the amenities as provided therein.

AND WHEREAS the purchaser requested the for change in certain amenities and certain extra amenities in the said flat's and agreed to pay the difference and extra amount for the said additional amenities or change in amenities and therefore this supplementary agreement is executed amongst the parties.

Proposed alteration and addition of existing house

No.	Item	Qty	Amount
1	Tiles Work (Full Tiles Lentil To Top Level kitchen, Bath and Toilet)	Lumbsum	Rs.85000
2	Gypsum Plaster (Full Flat With Material)	Lumbsum	Rs.171000
3	Full Flooring Of Flat 2 x 4	Lumbsum	Rs.182000
4	Panting Work With Royal Make	Lumbsum	Rs.150000
5	All Bath and Toilet Diverter and Counsel flash tank	Lumbsum	Rs.112000
6	Wooden Door Frame For all Rooms and Main Door	20000X4	Rs.100000
7	'Z' Black Granite use for Kitchen	Lumbsum	
	Total		Rs.800000

Rs.80000/- (Rupees Eighty Thousand Only) received on Dt.25/11/2024 in Kotak Mahindra Bank,Nashik with UPI Ref No. 433092155349 And Rs.720000/- (Rupees Seven Lakh Twenty Thousand Only.) will remain balance.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY DATE AND YEAR FIRST M TONED HEREINABOVE.

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED Mr. CHINTAN PRAKASH PATEL (HUF) THROUGH ITS KARTA CHINTAN PRAKASH PATEL (CONTRACTOR)

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED Mr. RAHUL PRAKASH DEORE (Purchaser)

ATTESTED BY ME
HARSHAL S. KENGE
 Advocate & Notary Govt. & India
 D 09 & 10, Back Side of Godavari Tea Stall,
 Thakur Bazar, Nashik

VRUSHALI RAHUL DEORE
 (PURCHASER)

Parties are Identified by :-

WITNESSES:

The Extra Work amount is Rs.8,00,000/- (Rupees Eight Lakh Only.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

