

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.06, 6h Floor, "Shriniwas Apartment", Near Kalika Park Garden, Jagtap Nagar, PlotNo.6, off Untwadi Road, Taluka-Nashik, District Nashik, Nashik PIN Code-422002 'State' Maharashtra, Country - India' belongs to **Shri. Dhiraj Vijay Bagul & Sau. Harshal Dhiraj Bagul.**

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 **Shri. Dhiraj Vijay Bagul & Sau. Harshal Dhiraj Bagul.** (First Party) **Shri.Gaurav Govind Malpure** (Second Party) received on dated 12.12.2024. The Extra Amenities amount is **Rs.12,00,000/- (Rupees Twelve Lakh Only.)**

The said Cost Vetting Certificate is valid up to 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: 2024.12.23 13:29:42 +05'30'

Auth. Sign.






Agreement of Extra Amenities



भारतीय नै-यायिक
भारत INDIA
रु. 500 FIVE HUNDRED RUPEES
पाँच सौ रुपये Rs. 500
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 0 2024 0 CS 628706

TREASURY OFFICE NASHIK
 - 1 DEC 2024
 STPHC ATO







NOTARY
 NOTED & REGISTERED
 12 DEC 2024
 42 DOCUMENT

AGREEMENT FOR EXTRA AMINITIES
 This article of AGREEMENT FOR EXTRA AMINITIES is made and executed at Nashik on this 12th day of December 2024.

12 DEC 2024

मूल्य ----- रु. 500/-
 कर्ता/कर्तव्य -----
 मूलांक -----
 पंजीकृत/पंजीकृत -----
 द. विवरण/विवरण -----
 मूलांक/मूलांक -----
 मूलांक/मूलांक -----

Mr. Dhiraj Vijay Bagul
 Age : 30 years, Occ. Business
 PAN No. AQDPB7462K
 ADHAR NO. 6023 2848 5356

Mrs. Harshal Dhiraj Bagul
 Age : 30 year, Occu. Service
 PAN No. cmjpb7873D
 ADHAR NO. 8610 7095 1950

Both Residing at Flat No. 2, Shivdarsan, Patil Nagar, Naik Near Naik Farm, Chico, Nashik 4th Scheme, Tal. & Dist. Nashik - 422002

Hereinafter referred to the **PART OF FIRST PARTY** (Which Expression shall unless it be repugnant to the lands, context or meaning thereof, mean and include its other partner, executor, administrator etc.) **OF THE FIRST PARTY :**

Mr. Gaurav Govind Malpate
 Age : 27 years, Occu. Business
 R/o. A/p. Kalwan,
 Tel. Kalwan, Dist. Nashik - 423501
 PAN No. : CZQPM7827 J
 ADHAR NO. 9669 7574 9616

AT PRESENT AT NASHIK

Hereinafter referred to the **PART OF SECOND PARTY** (Which Expression shall unless it be repugnant to the lands, context or meaning thereof, mean and include its other partner, executor, assigns etc. their heirs, administrator etc.) **OF THE SECOND PARTY.**

WHEREAS, Agreement for sale is duly sign and registered on 09/12/2024 at Nashik for Flat No. 06 of carpet area **admeasuring 58.84 Square meters + Terrace Area 19.19 Sq.Mtrs.** on Six Floor in Shree Niwas Apartment bearing S.No. 742/3/743/3, Plot No. 6 Total Area 187.15 Sq. Mtrs. at Utwadi, Near Kalika Park, Nashik.

Mr. Dhiraj Vijay Bagul & Mrs. Harshal Dhiraj Bagul i.e. the purchaser wants to change some amenities other than the basic amenities provided. Hence the purchaser requested to Contractor to make some addition in the amenities which is provided by the contractor.

WHEREAS, Agreement for sale is duly sign and registered on 09/12/2024 at Nashik for Flat No. 06 of carpet area **admeasuring 58.84 Square meters + Terrace Area 19.19 Sq.Mtrs.** on Six Floor in Shree Niwas Apartment bearing S.No. 742/3/743/3, Plot No. 6 Total Area 187.15 Sq. Mtrs. at Utwadi, Near Kalika Park, Nashik.

Mr. Dhiraj Vijay Bagul & Mrs. Harshal Dhiraj Bagul i.e. the purchaser wants to change some amenities other than the basic amenities provided. Hence the purchaser requested to Contractor to make some addition in the amenities which is provided by the contractor.



The amenities to be changed and the estimated cost as follows:

STATEMENT OF AMENITIES CHANGED
WORK - MATERIAL - LABOUR

Sr. No.	Particulars	Qty.	Rate	Amount
01	Providing Facelift with Distressed Painted tile in 2.24 of good quality to the brick wall along	1250	224/-	2,80,000/-
02	High Class Tiles in All Bedrooms	1200	180/-	1,20,000/-
03	Providing Facing Banded Corals	25 sq	6000/-	1,50,000/-
04	Full Ceramic Hall, Bed, Kitchen	1000	120/-	1,20,000/-
05	Wall Clipping Plaster	1200	60/-	72,000/-
06	Providing Three Truck	170	300/-	45,000/-
07	Providing PA TV Lines	100	1500/-	1,50,000/-
08	Wall Papering	300	500/-	1,50,000/-
09	MS Security Cell to Balcony	210	450/-	1,33,000/-
	Total			12,80,000/-

AND WHEREAS, the total cost of the aforesaid Extra Amenities Work is Rs.12,00,000/- (Rupees Twelve Lacks Only) shall be borne by purchaser only. The Purchaser has agreed to pay the Cost of Extra Amenities to the promoter / Builder as per their requirements from time to time.

(Part of First Party)
Signed Sealed and Delivered
By the witness named
Mr. Dhiraj Vijay Bagul

(Part of Second Party)
Signed Sealed and Delivered
By the witness named
Mr. Gaurav Govind Malgare

Witness:
1. Shrushti Tikhe
2. Kavita Manale

Mrs. Harshat Dhiraj Bagul

NOTARY
AFFIDAVIT
V. BAWAR
MUMBAI
GOVERNMENT OF INDIA

DILIPCHANDR CHAVAR
Notary Public, State of Maharashtra
Office - 4, Ganga, Shivajinagar, Pune
Phone: 020-2611-1111, 2611-1112
E-mail: chavar@notary.com

The Extra Work amount Rs.12,00,000/- (Rupees Twelve Lakh Only.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

