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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: SBI / RACPC Nashik / Shri. Dattu Maruti Surashe & Sau. Madhuri Dattu Surashe (013383/2309838) Page 1 of 3

Vastu/Nashik/12/2024/013383/2309838

28/10-536-RPBS

Date: 28.12.2024

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 Row House No. 18, Ground Floor, Type-D, **Jadhav Park**, Survey No.179/2+179/3, CTS No. 6482 (P), Behind Manish Hardware, Bajrang Nagar, Prof. Gorakhe Nagar, Keval Park Road, Village - Satpur, Taluka - Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs **Shri. Dattu Maruti Surashe & Sau. Madhuri Dattu Surashe**.

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 **Shri. Dattu Maruti Surashe & Sau. Madhuri Dattu Surashe** (First Party) **Mr.Ankit Haribhau Waghchaure** (Second Party) received on dated 26.12.2024 The Supplementary Agreement amount is **Rs.4,25,000/- (Rupees Four Lakh Twenty Five 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: 2024.12.28 16:48:14 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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mumbai@vastukala.co.in

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Supplementary Agreement



भारतीय गैर न्यायिक
सौ रुपये **Rs. 100**
₹. 100 **ONE HUNDRED RUPEES**

भारत INDIA
INDIA NON JUDICIAL

ARASHTRA © 2024 © 34AB 497010

अ. नं. 17889 रु. 100/- फीको नं. 100/- दिनांक 24.12.2024

नाम : दत्तु मारुती मुगाणे

पता : उंटवाडी काण्टोवडे रोड नाशिक

रहने : ओप विंगले

कारण : कर्ज परकाण

TREASURY OFFICE NASIK

18 DEC 2024

STPHC ATO

NOTARY

NOTARY REGISTERED

अ. नं. 4634

दिनांक 24.12.2024

This Document Contains

Total Pages

SUPPLIMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is made and executed at Nashik on the 26th day of December, 2024

BETWEEN

Mr. Ankit Haribhau Waghchaure
Pan Card No. - AGBPW 1310 J | Age - 29 Years
Resi at Samarth Park, Chunchale Nashik - 422010

AND

M. Dattu Maruti Surashe | Pan Card No - HRCTS 7536 D | Age - 34 Year
M's Madhun dattu Surashe | Pan Card No - RBNPS 6284 K | Age - 24 Year
Both At post Matulthan, Tal. Dist. Nashik - 423403

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

Hereinafter referred to as The Purchaser (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 Row House No 18, D type of Building, 3r. No. 179/02 + 179/03, Jadhav Park, Satpur Shiwar, Nashik with the amenities as provide therein is fixed at Rs. 4,25,000/-

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 Row House No. - 18, d Type of Building, Jadhav Park. 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 Row House at and for the consideration of Rs. 17,50,000/- to the Vendor within One Month from the date of this Agreement.

All other terms & conditions of the said agreement of sale dated 09/12/2024 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 09/12/2024.

SCHEDULE OF THE SAID PROPERTY REFERRED TO ABOVE

The premises of Row House No 18, D type of Building, Sr. No. 179/02 + 179/03, "Jadhav Park" which is constructing on the property described in Schedule above. The said flat is bounded as under:

On or towards East	Row House No 19
On or towards West	Row House No 17
On or towards South	Marginal Space
On or towards North	9 Meter Colony Road

ANNEXTURE SPECIFICATION - Extra Construction & Modifications Work

Sr. no	PARTICULARS	Amount Rs
1	Kitchen and Bathroom Full Tiles	65,000/-
2	Balcony and kitchen door	50,000/-
3	Gypsum finish (internal)	50,000/-
4	Loft	25,000/-
5	Electricity Pciint	60,000/-
6	Double Vitrified Flooring with Skirting	40,000/-
7	Internal Paint (Asian)	60,000/-
8	Concealed mixer and plumbing fittings	45,000/-
9	Powder coated French door and aluminum semi sound proof windows	30,000/-
TOTAL		4,25,000/-



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

SIGNED & DELIVERED
BY THE WITHIN NAMED VENDOR
Mr. Ankit Haribhau Waghchaure

Ankit

SIGNED & DELIVERED
PURCHASER
Mr. Dattu Maruti Surashe

Dattu

Mrs. Madhuri Dattu Surashe

M. D. Surashe

WITNESSES

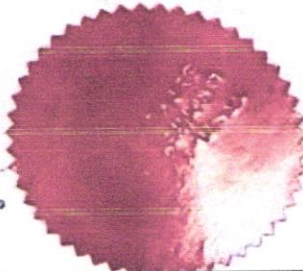
1) *Nishil*
Mr. Nishil Patil

2) *Ahira*
Mr. Vyankatesh Ahire

Parties are identified by me

NOTARY
M. R. DHORE
20/04/2017
GOVT. OF INDIA

ATTESTED
Mukund R. Dhore
MUKUND R. DHORE
Advocate & Notary Government of India
District Office, Nashik-2



The Extra Amenities amount is Rs.4,25,000/- (Rupees Four Lakh Twenty-Five Only.)



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