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Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: SBI / RACPC Nashik / Shri. Viki Suklal Mahajan & Others (013833 /2310163) Page 1 of 3

Vastu/Nashik/01/2025/013833 /2310163
22/12-282-RYBS
Date: 22.01.2025

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. 15, 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. Viki Suklal Mahajan & Sau. Vandana Suklal Mahajan**.

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. Viki Suklal Mahajan & Sau. Vandana Suklal Mahajan (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: 2025.01.22 15:07:58 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa 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

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Regd. Office

B1-001, 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

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

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

And Whereas the amount of consideration between the parties for the said **Row House No. 15, D type of Building, Sr. No. 179/02 + 179/03, Jadhav Park, Satpur Shiwar, Nashik with the amenities as provide therein is fixed at Rs. 4,50,000/-**

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 **Row House No. - 15, 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 21/01/2025 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 21/01/2025

SCHEDULE OF THE SAID PROPERTY REFERRED TO ABOVE

The premises of **Row House No 15, 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. 16
On or towards West	: Row House No. 14
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	50,000/-
5	Electricity Point	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	4,50,000/-

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. Ankit Haribhau Waghchaure

SIGNED & DELIVERED PURCHASER
Mr. Viki Suklal Mahajan

Mrs. Vandana Suklal Mahajan

WITNESSES:
1) Mr. Nilesh Patil
2) Mr. Vyankatesh Ahire

Parties are Identified by me

NOTARY
M. KUND R. DHORE
Notary Public
Nashik
REGD No. 19920
Expiry Date 31/10/2029
GOVT. OF INDIA
AFFESTED
M. KUND R. DHORE
Advocate & Notary Govt of India
District Court Compound, Nashik-2

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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