

MSME Reg No: UDYAM An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: SBI / RACPC Nashik / Shrl. Viki Suklal Mahajan & Others (013833 /2310183) 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.

Manoi

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar
DN: cn=Manoj Chalikwar

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.

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.



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Our Pan India Presence at:

Nanded **♥** Thane Ahmedabad O Delhi NCR 9 Mumbal **♥** Nashik **Q** Rajkot Raipur Q Jaipur Aurangabad Pune **♥** Indore

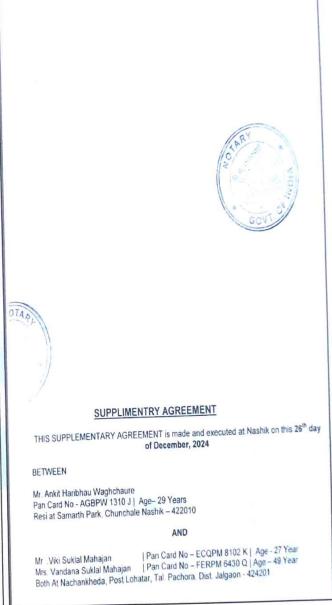
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Supplementary Agreement







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

Here nafter referred to as The Purchaser (which expression shall mean and mclude 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. 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 SUPPLIMENTARY 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 Orie 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 a a supplementary to the previous agreement of sale dated 21/01/2025.

SCHEDULE OF THE SAID PROPERTY

The premises of Row House No 15, D type of Building, Sr. No. 179/02 + 179/0 "Jadhav Park" which is constructing on the property described in Schedule above. The said flat is bounded as under

On or towards East On or towards West On or towards South

On or towards North

Row House No. 16 Row House No. 14 Marginal Space 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 hereinahove 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





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



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