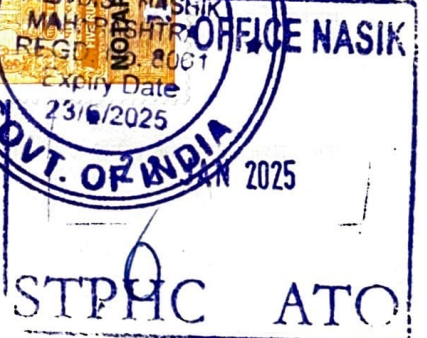
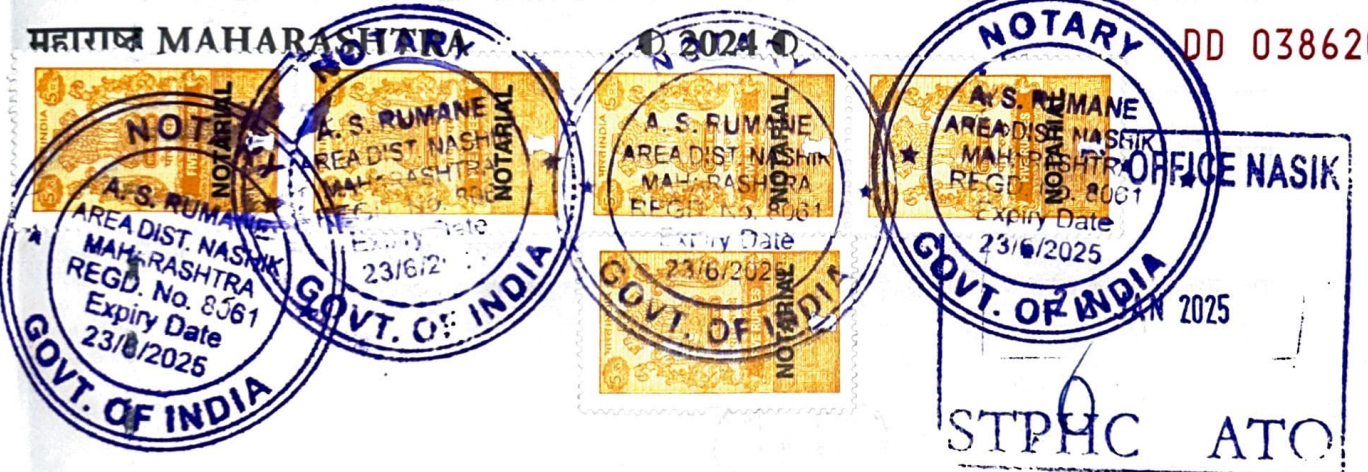




महाराष्ट्र MAHARASHTRA

DD 038620



NOTARY
NOTED & REGISTERED
at Serial No. 518135
Date 27/1/2025
THIS DOCUMENT
Contents Pages

EXTRA AMENITIES AGREEMENT

This Extra Amenities Agreement is made and entered at Nashik, on the 27th day of Jan, 2025.

BETWEEN

जोडपत्र-2

दस्ताचा प्रकार/ अनुच्छेद क्र. :

होय/नाही

दस्त नोंदणी करणार आहेत का :

असल्यास दुय्यम निबंधक कार्यालयाचे नांव :

मिळकतीचे वर्णन:

मोबदला रक्कम :

मुद्रांक शुल्क रक्कम :

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता :

योगेश गजानन डोंगरे
ड. 397 पारलमि रेली मार्ग (जाल हातर)
नाशिक,

दुसऱ्या पक्षकाराचे नांव :

वे. डोंगरे
नाशिक,

हस्ते असल्यास नांव :

रयन!

मुद्रांक विक्री नोंदवही अनुक्रमांक व दिनांक : 30/11/2019/24

मुद्रांक विकत घेणाऱ्याची सही :

घरघामा क्रमांक -87/195/26

मेघदुत शॉपिंग सेंटर, सी.बी.एस.नाशिक

ज्या कारणासाठी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.



1) Mr. Yogesh Gangaram Dongare, Occupation- Service, Age-32 years, PAN No. CFPPD3856M, 2) Mrs. Tarabai Gangaram Dongare, House Wife, Age- 59 years, PAN No. KCVPD5518K, both residing at Row House No.3, Aniket Row House, Jija mata Colony, Tuljabhavani Mandir, Shivaji Nagar, Satpur, Nashik herein referred as "THE FLAT PURCHASERS" having (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her/his heirs, successors and assigns) of the FIRST PARTY.

AND

2) Archit Suresh Kondhare, PAN No.-EDZPK9486G, Occupation- Business, Age- 30 years, Address- HO.No.661, Ganesh Chowk, Kamgar Nagar, Satpur, Nashik-422007

Is doing business as Developer/ Builder/ Contractor (which expression shall unless it be repugnant to the context or meaning thereof otherwise required mean and include all the successors in interest, assigns) of the SECOND PARTY.

Both the FIRST PARTY and SECOND PARTY have been collectively referred as the 'Parties'.

- A. AND WHEREAS, the First Party wish to make some modification work and extra amenities in the said Flat (complete address of the Flat) is Flat No. 06, 1st Floor, VIJAY RESIDENCY, Anandwali, Gangapur Road, Nashik-422013
- B. AND WHEREAS, the First Party have taken quotation from Second Party which is enclosed herein as ANNEXURE 'A', that has relevant details of the Statement of Work that has to be undertaken and the payment terms to be followed by the First Party.
- C. AND WHEREAS it has been agreed by and between the parties hereby that for the said extra additional amenities and facilities as described in ANNEXURE 'A' are exclusive price payable to the Second Party and the First Party has agreed to pay a total sum of Rs.2,40,000/- (Two Lakhs & Forty Thousand Only) as and by way of the charges for such additional facilities and amenities on the terms and conditions more particularly agreed by and between the parties hereto.
- D. AND WHEREAS the parties are now desirous of recording the said terms and conditions in writing.

A. DEFINITION

'Force Majeure' means an event beyond the control of either the First Party or Second Party, which prevents a Party from complying with any of its obligations under this Contract, including but not limited to:

- (a) Act of God (such as, but not limited to fires, explosions, earthquakes, drought, tidal waves, floods and pandemic);
- (b) War, hostilities (whether war be declared or not), invasion, act of foreign enemies, mobilization, requisition, or embargo;
- (c) contamination by radio-activity from any nuclear, or from any nuclear waste from the combustion by radio-active toxic explosive, or other hazardous properties of any explosive nuclear assembly or nuclear component of such assembly; or acts or threats of terrorism.

(d) Order of any court and the government or any other further change in any rule and regulation.

1. The Second Party agrees to provide the First Party the additional Amenities and Facilities as set out in the statement of work of Property hereunder written and as per Annexure A for the price mentioned therein.
2. It is expressly agreed between the parties hereto that the cost and quality of the additional amenities to be provided in the Flat shall be as per Annexure A which shall be final and binding on the Parties hereto.
3. The Second Party will do and perform the entire work incidental to the proper executions and completion of the amenities agreed within time frame agreed including supply of labor and material required for the same for the purpose mentioned herein. And First Party has given to the Second Party entry license and access to the said Flat to see the work being carried out in the said Flat while same is under progress.
4. That the said work shall be carried at the entire risk and at cost and consequences of the Second Party. The ambit of services, value and product shall be as per Annexure A enclosed in this agreement.

FIRST PARTY:

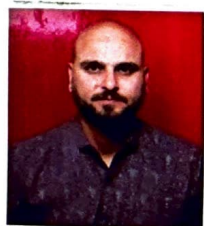
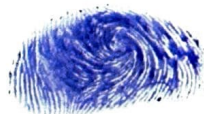
1. That it shall make the necessary payments as per the agreed timeline as mutually agreed between the parties as detailed in Annexure A.
2. That is shall allow the second party to enter the premises and work as per the agreed Statement of Work as per Annexure A and will not cause any unnecessary hindrance in the same.
3. That it will not ask for any amenities that may require any alteration in structure.

IN WITNESSETH WHERE OF THE PARTIES HERETO HAVE HEREINTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SIGNED SEALED AND DELIVERED ON THE DAY AND YEAR FIRST HEREIN above written. SIGNED

SEALED AND DELIVERED

BY the within named

Signature



Name 1) Mr. Yogesh Gangaram Dongare



Signature

Tarabai Gangaram Dongare



Name 2) Mrs. Tarabai Gangaram Dongare

FIRST PARTY

Signature

Archit



Name 1) Mr. Archit Suresh Kondhare

SECOND PARTY In

WITNESS WHEREOF

Witness 1- Name

Bhushan Magar

Signature

Bhushan

Witness 2- Name

shubham kate

Signature

shubhamk

ANNEXURE-A

This will be a statement of work that will be modified on a case to case basis whether the same is a Flat. List of amenities that may be included, under the following heads without alteration to the structure are enlisted below:

S. No.	Particulars	Amount (Payable in INR)
1	False ceiling	20,000/-
2	Kitchen trolley & Crockery Unit	40,000/-
3	Flooring Tiles Changes in All Rooms	50,000/-
4	Electrical Wiring for Invertor	31,000/-
5	Door Frame Marble Material	15,000/-
6	Window Frame Marble Material	39,000/-
7	Paint changes in all rooms	45,000/-
	Total	2,40,000/-

Identified By Me

BEFORE ME

ASHOK S. RUMANE
Advocate & Notary Govt. of India
Madhusri Apt., D. K. Nagar, Gangapur
Road, Nashik. Mob.

