

Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: BOM / Indira Nagar Branch/ / Mr. Kuldip Prakash Kadhare & Other (014241/2310505) Page 1 of 4

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Vastu/Nashik/01/2025/014241/2310505
11/14-155-RPRJ
Date: 11.02.2025

To,`
The Branch Manager,

Bank of Maharashtra
Indira Nagar Branch
Rathchakra Chowk, Nashik 422009,

Sub: Vetting of Extra Amenities

Sir,

With reference to above subject, we have evaluated the Extra Amenities for Residential Flat No. 302, 3rd Floor, "**Shiv Tirth Apartment**", Near Shree Panchmukhi Das Maruti Mandir Chetna Nagar -09, Plot No. 28, Rane Nagar, Taluka - Nashik, District - Nashik, Nashik, 422001, State - Maharashtra, India belongs to **Mr. Kuldip Prakash Kadhare & Mrs. Yashoda Kuldip Kadhare.**

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 **Mr. Kuldip Prakash Kadhare & Mrs. Yashoda Kuldip Kadhare.** (First Party) **Jay Kuber Construction** (Second Party) received on dated 07.02.2025. The Extra Amenities amount is **Rs.3,10,000/- (Rupees Three Lakh Ten Thousand Only.)**

The said Cost Vetting Certificate is valid upto next 6 months Only.

Thanking you

Sincerely yours

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. [N]C.C.I.T/I -14/52/2008-09
Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23
Encl.: Valuation report



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564


Our Pan India Presence at :




 Nanded	 Thane	 Ahmedabad	 Delhi NCR
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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**

Agreement of Extra Amenities



1) Mr. Kuldip Prakash Kadhare, Occupation- Service, Age-33 years, PAN No. DUSPK4464B , 2) Mrs. Yashoda Kuldip Kadhare, House Wife, Age- 32 years, PAN No. LMCCK4323F , both residing at Flat no. 13, Sarthi Appartment, Sr.No, 313/1, Narhari Nagar, Pathardi, Nashik-422010 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

Jay Kuber Constraction, PAN No. ATXPA8737G, through proprietor Mr. Sanjay Shamrao Atarkar, Occupation- Business, Age- 41 years, Address-Collage Road, Sarja Nivas, Nawapur, Nandurbar-425418

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.302, 3 Floor,Shiv Tirth Apprtment,Plot No.28, Ravi Kiran Colony Opp. Shreeji Elevate, Indira Nagar Nashik-422009.

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.3, 10,000/- (Three Lakhs & Ten 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 labour 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 it 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. Kuldip Prakash Kadhare

Signature 
Name 2) Mrs. Yashoda Kuldip Kadhare

FIRST PARTY



BEFORE ME

ASHOK S. RUMANE
Advocate & Notary Govt. of India
Medhupuri Act, D. K. Nagar, Gangapur
Road, Nashik, Mah.

Signature A. Sanjay
Name 1) Mr. Sanjay Shamrao Atarkar
SECOND PARTY

In WITNESS WHEREOF
 Witness 1- **Identified By Me**
 Name Yogesh Gangaram Dongare
 Signature [Signature]

Witness 2-
 Name Shubham Parshuram Kale
 Signature [Signature]

Identified By Me

BEFORE ME
 ASHOK S. RUMANE
 Advocate & Notary Govt. of India
 Madhushri Apt. D. K. Nagar, Gatigaput
 Road, Nashik, Mch.

NOTARY
 A. S. RUMANE
 AREA DIST. NASHIK
 MAHARASHTRA
 REGD. No. 8081
 Exp. Date
 23/07/2025
 GOVT. OF INDIA

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	60,000/-
2	Kitchen trolley & Crockery Unit	1,00,000/-
3	Flooring Tiles Changes in All Rooms	28,000/-
4	Electrical Wiring for Inverter	29,500/-
5	Door Frame Marble Material	20,000/-
6	Window Frame Marble Material	22,500/-
7	Paint changes in all rooms	50,000/-
	Total	3,10,000/-

NOTARY
 A. S. RUMANE
 AREA DIST. NASHIK
 MAHARASHTRA
 REGD. No. 8081
 Exp. Date
 23/07/2025
 GOVT. OF INDIA

The Extra Work amount **Rs.3,10,000/- (Rupees Three Lakh Ten Thousand Only.)**