



Vetting Report Prepared For: UBI / Nashik Highway Branch / Mr. Yogesh Shivaji Shelar (005714/2304032)

Page 1 of 3

Vastu/Nashik/12/2023/005714/2304032  
18/15-261 -RPBS  
Date: 18.12.2023

To,  
**The Branch Manager,**  
**Union Bank of India**  
**Nashik Highway Branch**  
Shop No. 2, 3, 4, Sagar Plaza, Amrut Dham, Panchavati, Nashik – 422 003,  
State – Maharashtra, Country – India.

**Sub: Vetting of Extra Work**

Sir,

With reference to above subject, we have evaluated the Extra Amenities for Residential Land and Row House No. 3 On Gut No.490/2/13/Plot/13, Ground Floor + 2<sup>nd</sup> Floor, **Near** Jatra Bakers Cake Shop, Sri Ram Nagar, Konark Nagar, Mumbai - Agra National Highway, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Shri. Parag Pralhad Khairnar**. Name of Proposed Purchaser: **Shri. Yogesh Shivaji Shelar & Sau. Vaishali Yogesh Shelar**.

We have verified the rates quoted as per current market rates. Details of Extra Work considered as per copy of Extra Work Agreement between **Mr. Yogesh Shivaji Shelar** (First Party). **Mr. Satish Raosaheb Rahinj** (Second Party) received on dated 13.12.2023. The Extra Work amount is **Rs. 4,00,000/- (Rupees Four Lakh Only)**

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

Thanking you

Sincerely yours

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, serial=1  
Date: 2023.12.18 16:08:38 +05'30'

**Director**

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

**Auth. Sign.**



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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**Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivai Farm Road, Andheri (East), **Mumbai - 400 072, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

### Agreement for Extra Work


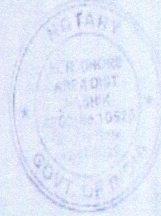
**Manish S. Chindhade**  
Advocate



महाराष्ट्र MAHARASHTRA © 2023 ©

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TREASURY OFFICE NASHIK  
13 DEC 2023  
STPHC ATO

|  |                                    |
|--|------------------------------------|
| जोडण क.।   |                                    |
| मुद्राक घेण्याचे कारण                            | Bank                               |
| मुद्राक रजि. अन्. क. १९७७ दिनांक १५/११/२०२३ पेकी |                                    |
| मुद्राक घेणाऱ्याचे नाव                           | श्री. योगेश शिवजी शेळार            |
| पता :-   | श्री. योगेश शिवजी शेळार            |
| हस्ता :-   | श्री. योगेश शिवजी शेळार            |
| मुद्राक घेणाऱ्याची स्वाक्षरी                     | <i>[Signature]</i>                 |
| परवाना धारक मुद्राक विक्रेता                     | <i>[Signature]</i>                 |
| परवाना क्रमांक १०८ / २०२२                        | अभयान वसंत पाटील, मुद्राक विक्रेता |

AGREEMENT FOR EXTRA WORK

This agreement for extra work is made on this 13th Day of Dec 2023

Mr. Yogesh Shivaji Shelar Has Booked Row Bunglow No 03, in "SHRI JAMUNA ROW BUNGLOW" Situated At Shree Ram Nagar, shri jamuna Row bunglow Nashik Has Entered Into Agreement With Us

Mr. Yogesh Shivaji Shelar  
Age - 34, Occ - servise  
[PAN - BTTPS0010F]  
Address - Flat No A-12 Mahalaxmi Apart Near Ganesh Market, Adgoan Nashik-422003  
----- (First Party)

AND

Mr. Satish Raosaheb Rahinj  
Age - 27, Occ - business  
[PAN - COTPR9222L]  
Address: Sarola Kasar, Ahmednagar-414005  
----- (Second Party)

For doing necessary Extra Work mentioned herein below.

| Sr. No. | ITEM  | Qty | Rate Per Sq. Mtr | Amount        |
|---------|---|-----|------------------|---------------|
| 1)      | Kitchen Trolleys Frame, Carrier & Basket          | 1   | LUMSUM           | 60800         |
| 2)      | Granite Kitchen Otta                              | 1   | 20000            | 20000         |
| 3)      | M.S Safety Door to Main Entrance & Balcony        | 1   | 20000            | 20000         |
| 4)      | Both side Laminated Door,                         | 8   | 2500             | 20000         |
| 5)      | Granite Frames for all Doors & Windows            | 12  | 1500             | 18000         |
| 6)      | Pooja Ghar  | 20  | 1400             | 28000         |
| 8)      | Pop False Ceiling For Entire Flat                 | 89  | 800              | 71200         |
| 9)      | Modular Bed (Fix)                                 | 3   | 45000            | 135000        |
| 9)      | Modular Shutter, Quality Hardware, Hydraulic Etc. |     |                  |               |
| 10)     | Additional Electrical point                       | 15  | 900              | 13500         |
|         | <b>TOTAL</b>                                      |     |                  | <b>400000</b> |

( First party)

Mr. Yogesh Shivaji Shelar

SIGNED SEALED AND DELIVERED WITHIN NAMED

*Y. S. Shelar*

(Second Party)

Mr. Satish Raosaheb Rahinj

SIGNED SEALED AND DELIVERED WITHIN NAMED

*S. Rahinj*

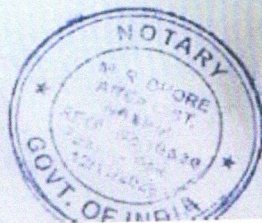
Parties are Identified by me

*(Signature)*

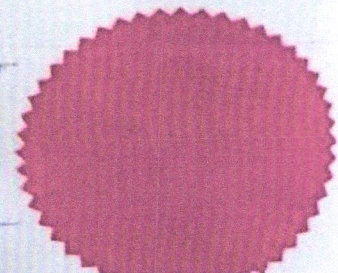
I Know The Deponent Witness] :

1. *(Signature)*

2. *(Signature)*



ATTESTED  
*(Signature)*  
MUKUND R. DHORE  
Advocate & Legal Consultant Ind-3  
District Court Compound, Nashik-2



The Extra Amenities amount is **Rs. 4,00,000/- (Rupees Four Lakh Only)**