



Vetting Report Prepared For: BOB/ Mumbai Naka Parisar Nashik Branch / Smt. Vibhavari Mandlik (727 /30359/46186)

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Vastu/Nashik/03/2023/727 / 30359/46186

20/15-380-CCV

Date: 20.03.2023

To,
The Branch Manager,
Bank of Baroda
Mumbai Naka Parisar Nashik Branch
Shop No. 14 & 15, Suyojit Commercial Complex,
Near Hotel Prakash, Mumbai Naka Parisar,
Nashik, PIN – 422009, State - Maharashtra, Country - India..

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and Proposed Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Chandshi Road, Village - Chandshi, Taluka & District – Nashik, Pin Code - 422 003, State – Maharashtra, Country – India belongs to **Mr. Shyam Shравan Mandlik & Smt. Vibhavari Shyam Mandlik**

We have verified the rates quoted as per current market rates. Details of work and Estimate considered as per copy of Estimate issued by Ar. Rahul S. Sonawane received on dated 20.03.2023. The estimated amount is **Rs. 85,00,000/- (Rupees Eighty Five Lakh Only)**.

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

Thanking you

Sincerely yours

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=9822b6c4fad336d03e0c39c26a6591a2c33304121
3115279b17a18b16632_p00ca1c05e=480662_20-Maharashtra,
serialNumber=11464566ab0c098862a25a895b3151310p
e394e2872e79a1276a259f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.20 18:10:17 +05'30'

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

Auth. Sign.



Nashik : 4, 1st 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

Our Pan India Presence at :

- | | | | |
|-------------|--------------|-------------|----------|
| 📍 Mumbai | 📍 Aurangabad | 📍 Pune | 📍 Rajkot |
| 📍 Thane | 📍 Nanded | 📍 Indore | 📍 Raipur |
| 📍 Delhi NCR | 📍 Nashik | 📍 Ahmedabad | 📍 Jaipur |

📍 **Regd. Office** : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

Estimate

AR. RAHUL S. SONAWANI
Architects, Landscape, Interiors,
6 Ratnagrabha bldg, New Park colony,
Nashik - 422001 Cell No. 957393311

*Estimate
Construction*

APPROXIMATE ESTIMATE OF RESIDENCE AT SR. NO-62/1,62/2,63,64, ON PLOT NO-406 OF VILLAGE-CHANDSHI, TAL/DIST-NASHIK FOR- SHYAM SHRAVAN MANDLIK & VIBHAVARI SHYAM MANDLIK.

SR. NO.	PARTICULARS	QUANTITY	UNIT	RATE	AMOUNT
1	EXCAVATION	248.00	M ³	400	99200
2	P. C. C. M.10	10.94	M ³	5550	60117
3	BOX FOOTING M:20 (1:1.5:3)	16.17	M ³	6525	105659
4	COLUMN UP TO PLINTH M:20 (1:1.5:3) HT. - 0.9M	23.82	M ³	6525	155317
5	GROUND BEAM & PLINTH BEAM M:20 (1:1.5:3)	8.40	M ³	6525	54810
6	MURUM FILLING	122.93	M ³	770	94556
7	9" SOLING	19.46	M ²	1080	21012
8	PCC FOR PLINTH AREA M.10	15.23	M ³	5520	84066
9	STAIRCASE M:20 (1:1.5:3)	2.14	M ³	6525	13964
10	COLUMN M:20 (1:1.5:3)	8.45	M ³	6525	55128
11	SLAB BEAM M:20 (1:1.5:3)	19.52	M ³	6525	127354
12	SLAB M:20 (1:1.5:3)	48.09	M ³	6525	313767
13	RFF M:20 (1:1.5:3) UNDER GROUND WATER TANK	1.00	NO	80000	80000
14	RCC M:20 (1:1.5:3) UNDER GROUND SEPTIC TANK	1.00	NO	105000	105000
15	CHAJJA & LOFT M:20 (1:1.5:3)	1.00	M ³	6525	6518
16	RCC CONTRACTOR	4870	SQF	150	730500
17	STEEL	12000	KG	70	840000
18	6" BIM (1:6) RED BRICKS	131.70	M ³	6720	885224
19	DOUBLE COAT EXTERNAL PLASTER	462.00	M ²	523	241526
20	INTERNAL NETU PLASTER	1543.47	M ²	336	518606
21	BRICK WORK & PLASTER CONTRACTOR	4870.00	M ²	110	535700
22	BRICK BAT GHOTAI	156.45	M ²	1450	226853
23	PLASTER GHOTAI	88.39	M ²	600	53034
24	FABRICATION	57.50	M ²	1950	112125
25	2' X 2' VETRIFIED TILE	300.00	M ²	1150	345000
26	3" SKIRTING	184.00	RMT	150	27600
27	1' X 1' ANTIKID	14.75	M ²	1200	17712
28	12' X 18" WALL TILES	135.00	M ²	850	114750
29	STEEL GRAY GRANITE FOR WINDOW FRAME & DOOR FRAME WITH CHAMFER	206.80	M ²	1650	341220
30	POLISH KOTA FOR STAIRCASE WITH CHAMFER	100.00	RMT	800	80000
31	1' X 1' PARKING TILES	170.00	M ²	1015	172550
32	10" TELEPHONIC BLACK KITCHEN OTTA	2.50	NOS	21000	52500
33	TOTAL TILE WORK CONTRACTOR	9472.00	SQF	65	470680

Ar. Mandlik

AR. RAHUL S. SONAWANI
Architects, Landscape, Interiors,
6 Ratnagrabha bldg, New Park colony,
Nashik - 422001 Cell No. 957393311

34	EXTERNAL COLOURING WITH ASIAN PAINTS ACE	577.50	M ²	200	115500
35	INTERNAL COLOURING WITH TRACTOR EMULSION	1581.00	M ²	180	284580
36	OIL PAINT	62.00	M ²	130	8060
37	GLASS WORK 3 TRACK WINDOW, POWDER COATING, GOGGALE / PLAIN GLASS, 3.5 mm, 20 GAUGE MATERIAL, GULCO	57.50	M ²	2650	148500
38	GLASS WORK FOR BALCONY DOOR	9.36	M ²	1500	14039
39	PLUMBING	5.00	NOS	50000	250000
40	FURNITURED MAIN DOOR - FRAME 35 MM	3.00	NOS	20000	60000
41	RCC FRAME + FLUSH DOOR 10MM	7.00	NOS	7000	49000
42	RCC FRAME + PVC DOOR	6.00	NOS	4000	24000
43	ELECTRIFICATION WITH CONCEALED FITTING	2.00	NOS	50000	100000
44	GLASS RAILING	17.00	M ²	2500	42500
45	COMPOUND WALL PILE M:20 (1:1.5:3)	1.14	M ³	9500	10835
46	COMPOUND WALL BEAM M:20 (1:1.5:3)	2.98	M ³	9500	28301
47	COMPOUND WALL COLUMN M:20 (1:1.5:3)	1.27	M ³	9500	12061
48	MURUM FILLING	18.50	M ³	780	14426
49	9" SOLING	13.75	M ²	1080	14848
50	P. C. C. FOR PARKING AREA (1:4:8)	12.35	M ³	5550	68543
51	6" BIM WORK FOR COMPOUND WALL	14.80	M ³	6720	99556
52	EXTERNAL PLASTER WORK FOR COMPOUND WALL	197.10	M ²	500	98550
53	FABRICATION GATE	7.20	M ²	2200	15840
TOTAL ESTIMATED AMOUNT					85,75,268
RATE PER SQFT					2680

THE APPROXIMATE ESTIMATE IS RUPEES- EIGHTY FIVE LAHS SEVENTY FIVE THOUSAND FOUR HUNDRED AND TWENTY SIX ONLY.

Total Amount = 85,75,268 = 00

Sec 85,00,000 = 00

Ar. RAHUL S. SONAWANI

Received

Date: 20/03/23

The Estimate amount is Rs. 85,00,000/- (Rupees Eighty Five Lakh Only).