



Vetting Report Prepared For: BOB / Takali (Lasalgaon)/ Shri. Pankaj Uttam Thombare (2430 / 2301482)

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Vastu/Nashik/07/2023/2430/2301482
10/18-107-RYV
Date: 10.07.2023

To,
The Branch Manager,
Bank of Baroda
Takali (Lasalgaon)
Near Railway station, station Road Takali,
Tal:Niphad, Dist: Nashik.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Extra Amenities for Residential Land and Proposed Bungalow on Plot No. 53, Ground + First Floor, Survey No. 293/ 294, Near Telephone Ex-Change Tower, Lasalgaon Road, Takali, At - Lasalgaon, Taluka - Niiphad, District - Nashik, Pin Code - 422306, State - Maharashtra, Country - India belongs to **Shri. Pankaj Uttam Thombare & Miss. Anita Sahebrao Shinde (after Marriage) Sau. Anita Pankaj Thombare.**

We have verified the rates quoted as per current market rates. Details of Estimates considered as per copy of Estimate Provided by Sanjay M. Patil & Sunil B. Thombare received on dated 07.10.2023. The Estimate amount is **Rs. 25,00,000/- (Twenty 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

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.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=M, ou=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, o=Vastukala, email=manoj.chalikwar@vastukala.com,
2.5.4.20=9822b6c4fad35d653e0f79e76865913490c7d33d
41333115279b17a18b5652, postalCode=400059,
st=Maharashtra,
serialNumber=4156a566abdbcc89d6b2a55a8fca3efeb31f31
bd3e394e28f2a9a327b6238fc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.07.11 10:19:29 -05'30'

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

Estimate

Sanjay M. Patil
BECHLAME.FIV
Sunil B. Thombare
CIVIL ENGRG
Architectural & Civil Consultant

- Architectural Consultant
- Contractor & Builder
- Civil Engineer
- Valuer

ESTIMATE

This is to state that the Estimate of Residential construction in Gat No. 293 & 294 Part, Plot No. 53, At - Lasalgaon, Tal - Niphad, Dist - Nashik.

FOR, MR. PANKAJ UTTAM THOMBARE.

work out as follows :-

A) Foundation and Plinth	=	Rs.	333253/-
B) Superstructure	=	Rs.	2121590/-
C) Sanitary & Water Supply	=	Rs.	133250/-
TOTAL RS. =			2588093 /-

SAY, Rs. 25,88,000/-
(Rupees . Twenty Five Lakh Eighty Eight Thousand only)

Architectural & Civil Consultant
SANJAY M. PATIL
 BECHLAME.FIV
 Mem. No. AM0800187.
SUNIL B. THOMBARE
 Civil Engg.

Market Road, LASALGAON, Tal Niphad (Nashik) • Tel: 02550266083 • M: 9822511980 / 9822391066

Name of work:		Estimate of Residential construction in Gat No. 293 & 294 Part, Plot No. 53, At - Lasalgaon, Tal - Niphad, Dist - Nashik.			Architectural & Civil Consultant SANJAY M. PATIL B.E. (Civil) AME, F.I.V. Mem. No. AM/0800187	
For:		MR. PANKAJ UTTAM THOMBARE.			SUNIL B. THOMBARE Civil Engg.	
ABSTRACT SHEET						
FOUNDATION & PLINTH :-						
Item No.	Description of Item	Qty	Rate Rs. P.	Unit	Amount Rs. P.	
1	Excavation for foundation including to watering, shoring, shoring if required upto 10% of 1.50 mtr. and lead of 50 mtr. (a) Soft Soil & Murrum (b) Hard Murrum & Boulders.	60	125	Cum.	7500	
2	Providing & laying insitu cement concrete of trap metal M-100/1:3:6 for bed concrete including compacting, curing etc. complete.	13	3181	Cum.	41353	
3	Providing & casting uncoursed rubble masonry in CM-1.5 in foundation & plinth including striking out exposed joints, curing etc. complete.	0	0	Cum.	0	
4	Providing & casting insitu cement concrete of trap metal M-20 for R.C.C. works including formwork compacting, curing etc. complete.					
	(a) Footings	6	4900	Cum.	29400	
	(b) columns	2	10500	Cum.	21000	
	(c) Ground / Plinth Beams	7	10500	Cum.	73500	
	(d) Coping	0	0	Cum.	0	
5	Providing & fixing imposition M.S. for steel bar reinforcement incl. bending, binding etc. complete.	1.2	61000	M.T.	73200	
6	Providing filling in plinths & floors with hard murrum including watering, compacting, etc. comp.					0
	(a) Excavated material	0	0	Cum.	0	
	(b) Hard Murrum	60	325	Cum.	19500	
7	Providing hand packed rubble soling including filling voids with sand, compacting etc. complete.	24	950	Cum.	22800	
8	Providing & constructing 1st Class B.B. masonry in CM-1 in foundation & plinth including striking out joints, curing etc. complete.	6	7500	Cum.	45000	
TOTAL of A =					333253	

Estimate

I) SUPERSTRUCTURE :- Ground Floor + First Floor					
Item No.	Description of Item	Qty	Rate Rs. P.	Unit	Amount Rs. P.
MASONRY:-					
1	Providing & constructing 1st class B masonry in CM 1:4 incl scaffolding, striking out joints, curing etc. complete	30	7500	Cum	225000
2	Providing 6" thick brick masonry in CM 1:4 including R.C.C. nibbs striking out joints, curing etc. complete	10	1500	Cum	15000
3	P. & Constructing unreinforced rubble masonry in CM 1:4 incl curing etc. complete	0	0	Cum	0
CONCRETING:-					
1	P. & casting in situ M-20 (1:2:4) of trap metal including form work, curing etc. for R.C.C. work				
	(a) Columns	8	10500	Cum	84000
	(b) Floor Beams / Lintels	18	10500	Cum	189000
	(c) Floor Slabs / Landings	18	11000	Cum	198000
	(d) Chajras / Ponds	1	12500	Cum	12500
2	Providing & fixing in position M.S. /r steel bar reinforcement including bending, binding etc. complete	4	61000	M.T.	244000
FINISHING:-					
1	P. & laying tiles for flooring including cement, filling joints, curing, polishing etc. complete.				
	(a) Vitrified tiles	125	1250	Sq.m	156250
	(b) White Mosaic tiles	0	0	Sq.m	0
	(c) Polished Kota	0	0	Sq.m	0
	(d) Tandar tiles	0	0	Sq.m	0
	(e) Glazed tiles	35	1200	Sq.m	42000
	(f) polished Kota for tappas fixing in position.	15	1100	Sq.m	16500
2	Providing & fixing in position Granite skirting etc.	0	0	LUMP SUM	0
3	Providing & constructing kastappa top kitchen area 3 X 0.75 X 0.75 Mtr. size including glazed tiles 0.30 mtr. Ht.	1	50000	No	50000

IV) DOORS AND WINDOWS:-					
Item No.	Description of Item	Qty	Rate Rs. P.	Unit	Amount Rs. P.
1	Providing & fixing C.C.T.W. doors with shutters including all necessary fittings etc. complete	2	75000	No.	150000
2	P. & fixing C.C.T.W. windows with shutter partly glazed partly paneled including all necessary fitting etc. complete	0	0	Sq.m	0
3	P. & fixing malayala teak wood framed commercial flush shuttered doors with all necessary & fitting etc. complete	8	10000	No.	80000
4	P. & fixing Malayala teak wood partly glazed windows with necessary fitting etc. complete	0	0	Sq.m	0
5	Providing & fixing in position M.S. hollow pipe framed & section shuttered glazed windows etc. complete	0	0	Sq.m	0
6	P. & fixing M.S. grill including anti corrosive paint etc. complete (upto 20 kg Sqm)	15	1300	Sq.m	19500
7	P. & fixing aluminium sliding 3 track windows etc.	15	3731	Sq.m	55965
V) MISCELLANEOUS:-					
1	P. & laying A.C. sheet roofing including "T" hooks etc. complete.	0	0	Sq.m	0
2	P. & laying G.I. sheet roofing etc. complete	0	0	Sq.m	0
3	P. & fixing M.S. angle or pipe for fabrication, structural steel work including anti corrosive paint etc. complete.	0	0	Kg	0
VI) PLASTERING:-					
1	Providing internal plaster in CM 1:4 incl. neeru finishing, curing, etc. complete.	600	213	Sq.m.	127800
2	Providing sand faced plaster in CM 1:4 incl scaffolding, curing, etc. complete.	375	509	Sq.m.	190875
3	Providing brick bed coba water proofing treatment to terrace	0	0	Sq.m	0
VII) PAINTING:-					
1	P. & applying three coats of Plastic emulsion of approved quality & shade etc. complete.	600	87	Sq.m.	52200
2	P. & applying two coats of Apex Water				
VIII) SANITARY & WATER SUPPLY:-					
Item No.	Description of Item	Qty	Rate Rs. P.	Unit	Amount Rs. P.
1	P. & constructing B.D. masonry septic tank size 3 X 1.5 X 1.8 mtr. including R.C.C. cover slab; M.S. manhole cover, inlet, outlet chambers, vent pipe etc. complete.	1	50000	No.	50000
2	P. & fixing in position Indian type w.c. pan 23" size etc. complete.	2	5000	No.	10000
3	P. & fixing in position hand wash basin etc. complete.	2	3500	No.	7000
4	P. & constructing dry brick masonry soak pit etc. complete. 1.8 m dia. 1.8 m deep	1	10000	No.	10000
5	P. & fixing in position G.I. "B" class pipe plumbing including necessary fittings etc.				
	(a) 25 mm. dia.	75	150	Rmt.	11250
	(b) 12 mm. dia.	100	100	Rmt.	10000
6	Providing and fixing screw down big sock's etc.	10	1000	No.	10000
7	Providing & fixing p.v.c. plumbing pipes (a) 100 mm. dia.	40	125	Rmt.	5000
8	P. & fixing sintex type water tank etc.	2000	10	Liter	20000
TOTAL OF C =					133250

The **Estimate** amount is **Rs.25,00,000/-** (Rupees Twenty Five Lakh Only)

