



To,
The Branch Manager,
Bank of Baroda
Regional Office
BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, State - Maharashtra, Country - India.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and Bungalow on Plot No.39, Ground + First Floor, Gat No.397/1, Society Fog Cunty, Street Fog County, Opp. Manas Hotel, Mouje – Talegaon, Taluka – Igatpuri, District – Nashik, Pin Code – 422 403, State - Maharashtra, Country – India belongs **Mrs. Vaishali Nitin Pathak.**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Matoshri Associates received on dated 27.06.2023. The Estimate amount is **Rs.50,00,000/- (Rupees Fifty Lakh Only.)**

Note: 1) The said Cost Vetting Certificate is valid upto next 6 months Only.

2) Due to heavy rainfall in Igatpuri, the material used for the Waterproofing, plumbing and sanitation is of high quality. The completion certificate and guarantee of water proofing shall be verified prior to final disbursement.

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) PVT. LTD., ou=India, email=manojbaburao@vastukala.com, c=IN, postalCode=422003, st=Maharashtra, serialNumber=1152776171865812, postalCode=422003, cn=MANOJ BABURAO CHALIKWAR, email=manojbaburao@vastukala.com, c=IN, postalCode=422003, serialNumber=1152776171865812, postalCode=422003, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.10 11:16:43 +05'30'

Auth. Sign.



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



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 :

- | | | | |
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● **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

☎ **TeleFax** : +91 22 28371325/24

✉ **mumbai@vastukala.org**

Estimate

MATOSHRI ASSOCIATES
Architect & Engineer

To: Mrs. Vaishali Pathak 04.76 27.10.2023
Nashik
Estimate for Mrs. Vaishali Pathak House at Igatpuri

| Sl. No. | Items | Qty | Unit | Rate | Amount |
|---------|---|-------|----------------|----------|----------|
| 1 | Excavation for foundation in earth soil of all types of ground and soft stratum, including removing the situated material up to a distance of 50 M being the building area and placing and spreading as directed, de-watering, preparing the bed for foundation and necessary back filling, ramming, packing, compacting, shoring and strutting etc complete. | 43.93 | m ³ | 509.51 | 22384.61 |
| 2 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for foundation and retaining including boring out water, formwork, compaction covering newly laid concrete by gunny bags, plaster or plaster curing etc complete. | 9.71 | m ³ | 2054.74 | 19969.55 |
| 3 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 approved by Engineer-in-charge in 15 cm to 20 cm slabs including strutting and completion complete. | 13.46 | m ³ | 850.85 | 11459.72 |
| 4 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 including 15cm to 20 cm brick including hand packing and compaction complete. | 45.36 | m ³ | 100.84 | 4578.33 |
| 5 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. Columns) castings as per detailed design and drawing or as directed including de-watering, centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 6.29 | m ³ | 5011.93 | 31539.62 |
| 6 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. Columns) castings as per detailed design and drawing or as directed including de-watering, centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 1.63 | m ³ | 10611.96 | 10994.34 |

MATOSHRI ASSOCIATES
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MATOSHRI ASSOCIATES
Architect & Engineer

| | | | | | |
|----|--|--------|----------------|----------|----------|
| 7 | Providing and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. beams of 200 mm thickness as per detailed design and drawing or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 3.63 | m ³ | 10911.30 | 39618.76 |
| 8 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. beams of 150 mm thickness as per detailed design and drawing or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 9.50 | m ³ | 13133.57 | 12471.51 |
| 9 | Forming brick masonry 230 mm brick in cement mortar 1:3 using first class burnt bricks in foundation, super structure, external or internal walls including galling out water manually, striking joints on unprepared faces, raking out joints on exposed faces and wetting, curing etc complete. | 3.20 | m ³ | 5427.41 | 17377.42 |
| 10 | Providing and fixing in position mild steel reinforcement of various diameters for RCC job castings, foundations, walls, beams, columns, canopies, intermediate, chajja, chajja, chajja, coping, fire, pipes etc. as per detailed design, drawings and schedules including cutting, bending, covering the bars, binding with wires or lock welding and supporting as required complete. | 602.87 | kg | 80.00 | 48239.23 |
| 11 | Providing and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. beams of 200 mm thickness as per detailed design and drawing or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 7.95 | m ³ | 10211.38 | 81291.74 |
| 12 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. beams of 200 mm thickness as per detailed design and drawing or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 0.30 | m ³ | 10611.96 | 0.00 |
| 13 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. beams of 150 mm thickness as per detailed design and drawing or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 12.16 | m ³ | 13133.57 | 15920.54 |
| 14 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. beams of 150 mm thickness as per detailed design and drawing or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 3.86 | m ³ | 10211.38 | 39479.93 |

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|----|---|---------|----------------|----------|-----------|
| 15 | Providing and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. Columns) castings as per detailed design and drawing or as directed including de-watering, centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 0.91 | m ³ | 10612.23 | 10511.37 |
| 16 | Providing and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. Slabs) as per detailed design and drawing or as directed including de-watering, centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 15.73 | m ³ | 12368.50 | 194875.15 |
| 17 | Providing and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. Slabs) as per detailed design and drawing or as directed including de-watering, centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 13.80 | m ³ | 1192.93 | 16470.91 |
| 18 | Providing and fixing in position mild steel reinforcement of various diameters for RCC job castings, foundations, walls, beams, columns, canopies, intermediate, chajja, chajja, chajja, coping, fire, pipes etc. as per detailed design, drawings and schedules including cutting, bending, covering the bars, binding with wires or lock welding and supporting as required complete. | 3722.40 | kg | 30.00 | 111016.00 |
| 19 | Forming brick masonry 150 mm brick in cement mortar 1:3 using first class burnt bricks in foundation, super structure, external or internal walls including galling out water manually, striking joints on unprepared faces, raking out joints on exposed faces and wetting, curing etc complete. | 78.71 | m ³ | 1261.52 | 99588.01 |
| 20 | Forming brick masonry 230 mm brick in cement mortar 1:3 using first class burnt bricks in foundation, super structure, external or internal walls including galling out water manually, striking joints on unprepared faces, raking out joints on exposed faces and wetting, curing etc complete. | 11.30 | m ³ | 872.66 | 10359.87 |
| 21 | Forming brick masonry 230 mm brick in cement mortar 1:3 using first class burnt bricks in foundation, super structure, external or internal walls including galling out water manually, striking joints on unprepared faces, raking out joints on exposed faces and wetting, curing etc complete. | 0.20 | m ³ | 5427.41 | 0.00 |
| 22 | Providing and finishing interior cement plaster with 12mm coarse sand in cement mortar of prep. 1:4 in groove line and level including scaffolding, screening of wall, working of sand if necessary, curing etc complete. | 100.90 | m ² | 708.59 | 71066.55 |
| 23 | Providing and finishing External cement plaster in two coats with coarse sand in cement mortar of prep. 1:4 in groove line and level including scaffolding, screening of wall, working of sand if necessary, curing etc complete. | 160.70 | m ² | 493.01 | 81324.39 |
| 24 | Forming and casting in situ concrete grade M 20 of 1:1.5:3 (gravel / quartzite / gneiss metal for R.C.C. Slabs) as per detailed design and drawing or as directed including de-watering, centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bags, plaster, tarpulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc (including reinforcement) complete. | 0.08 | m ³ | 2919.27 | 0.00 |
| 25 | Providing and fixing window frames for doors including hotbeds, starting and setting in position and shutter with lathwork to both sides as per details etc complete. | 19.26 | m ² | 2287.27 | 44001.90 |

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|----|--|--------|----------------|---------|-----------|
| 26 | Providing and fixing MS lathwork to all walls up to 100 mm thick with proper hotbed, being laid over existing lathwork etc complete. | 24.34 | m ² | 2071.50 | 50354.14 |
| 27 | Providing and fixing in position aluminum reinforced section three track sliding window frame. Course upto 1.5 m height, suble frame made from section of channel iron in 25mm bottom section with a width above track section depending on size of glass. | 34.39 | m ² | 1454.79 | 49949.00 |
| 28 | Providing and fixing ceramic tiles of approved quality and size 150 mm x 150 mm for flooring in required position laid on bed of 1:4 CM including material cement, sand, filling joint with white/colour cement slurry, mixing and cleaning complete. | 0.00 | m ² | 1380.25 | 0.00 |
| 29 | Providing and fixing ceramic tiles 150 mm x 150 mm in approved quality with hollow ay support in 1:4 shape with 100 mm bed on 1:4 CM including material cement, sand, filling joint with white/colour cement slurry, mixing and cleaning complete. | 10.40 | m ² | 2304.80 | 23700.00 |
| 30 | Providing and fixing ceramic tiles in approved quality with hollow ay support in 1:4 shape with 100 mm bed on 1:4 CM including material cement, sand, filling joint with white/colour cement slurry, mixing and cleaning complete. | 21.05 | m ² | 310.00 | 7530.00 |
| 31 | Providing and fixing Ceramic sliding hotbeds with wall with coping, jutting edges, being laid over existing hotbed for the slating with plastering to it. | 152.25 | m ² | 90.01 | 13714.33 |
| 32 | Providing and fixing granite stone to decorative steps with plaster, cutting, making grade to the next or parapet line and level etc complete. | 15.00 | m ² | 1671.89 | 25181.32 |
| 33 | Providing and fixing granite stone frames for doors with coping, polishing, cleaning etc. | 19.26 | m ² | 2893.73 | 55701.38 |
| 34 | Providing waterproofing treatment to floor and sanitary fixtures (intra water proofing or alkali) consisting of one layer of B.C. coat of 5 mm / 2.5 cm thick in cement mortar 1:3 sandwiched between two layers of cement mortar 1:4 20 mm thick mixed with sand. | 450.00 | m ² | 788.08 | 354448.00 |
| 35 | Providing and fixing water proof treatment on terrace with 100 mm concrete slab, curing, intra water proofing or alkali, with floor drain and in required slope to drain the water for any space after the cleaning the base surface, applying a coat of cement. | 588.00 | m ² | 788.08 | 464432.00 |
| 36 | Final layer waterproofing. | 588.00 | m ² | 100.00 | 58800.00 |

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Estimate



| | | | | |
|--|--------|----|---------|-------------------|
| 1) Providing and fixing concealed electrical points to all rooms with ISI marked wire as per requirement, with anchor type modular switches, with box being in the walls with making necessary groove in the walls before plastering, laying conduits in the slots. | 74.40 | no | 850.00 | 63222.00 |
| 2) Providing and fixing concealed electrical power points to all rooms with ISI marked wire as per requirement, with anchor type modular switches, with box being in the walls with making necessary groove in the walls before plastering, laying conduits in the | 9.50 | no | 1500.00 | 14250.00 |
| mins line etc sundry | 74.40 | | 200.00 | 14880.00 |
| | 9.50 | | 400.00 | 3800.00 |
| 1) Providing and applying washable lustre paint with roller finish in 2 coats of approved colour and shade to existing surface including scaffolding, preparing the surface to receive paint and applying putty etc complete. | 560.65 | m2 | 330.00 | 185013.50 |
| 2) Providing and applying two coat of polymer based external paint of standard manufacture like Apex from Asian Paints Excel from Nerolac Paints of approved colour to the plastered surfaces including scaffolding, if necessary, cleaning and preparing surface etc for specified buildings | 188.70 | m2 | 330.00 | 62481.00 |
| 3) Providing and applying oil paint to door shutters and door frames with 2 coats of approved colour and shade to existing surface including scaffolding, preparing the surface to receive paint and applying putty etc complete. (Quantity is inclusive of 2.5 times factor for doorframe and shutter both sides) | 34.35 | m2 | 240.00 | 8247.00 |
| 4) Providing and applying oil paint to window grills with 2 coats of approved colour and shade to existing surface including scaffolding, preparing the surface to receive paint and applying putty etc complete. (Single side measurement only) | 19.28 | m2 | 250.00 | 4819.50 |
| Total estimated cost A | | | | 370186.50 |
| plumbing and sanitation | | | | 740372.30 |
| air, hvac etc. | | | | |
| landscape gardening | | | | 111658.81 |
| compound wpt, infrastructure lights etc. | | | | 740372.30 |
| Total estimated cost B | | | | 1591800.01 |
| Total Of A+B | | | | 5293661 |



| | | | | |
|--|--------|----|---------|-------------------|
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| Total estimated cost B | | | | 1591800.01 |
| Total Of A+B | | | | 5293661 |


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The Estimate amount is **Rs. 50,00,000/- (Rupees Fifty Lakh Only)**

Think.Innovate.Create