

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 Flat No. 2, Second Floor, "**Hemka Apartment**", Survey No.13/3 & 13/4, Plot No.3+4, Opp. Borade Hospital, Agriculture Collage Farm Area, Loknete Vyankatrao Hire Marg, At – Malegaon Camp, Taluka- Malegaon, District - Nashik, PIN Code – 423 105, State – Maharashtra, Country – India belongs **Shri. Lalit Mohanlal Kankariya.**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Vardhaman Infrastructure Services received on dated 18.06.2023. The Estimate amount is **Rs. 51,00,000/- (Rupees Fifty One Lakh Only)**

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

Thanking you

Sincerely yours

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



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**Director**

**Auth. Sign.**

**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: Vetting Report



**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, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

# Estimate

Date 18/06/2023


  
**Vardhaman**  
**Infrastructures Services**  
 Shri. Lalit Shah | 9766579999

"Vardhaman", Mahaveer Nagar, Malegaon Camp - 422001, Dist. Nashik (M.S.)  
 Ph: 021 2214 - 20809, Fax: 0214-22659  
 Email: vardhamaninfrastructures@gmail.com

SUBJECT : ESTIMATE FOR  
 CONSTRUCTION OF RESIDENTIAL BUILDING UNIT NO- 2 ON SECOND FLOOR  
 IN S.NO.13/3 AND 13/4 ON P.NO. 03 AND 04 AT MALEGAON CAMP  
 DIST NASHIK

Dear Sir,


We submit herewith the estimate for construction of Residential building as per owners demand.

Name of work - Construction of Residential Building Unit No-2 On Second Floor  
 Location - On P.No. 3 & 4, S.No.13/3 & 13/4, Camp., Tal. Malegaon  
 Owner - SHRI LALIT MOHANLAL KANKARIYA.

Total Area of Land - 76.00 Sq. Mtr.  
 Total Built up Area - 155.08 Sq. Mtr.

Type of Const. - RCC Frmaed Structure

Estimated cost - 5,117,876.00  
 In words Rs :- Fifty One lakh Seventeen Thousand Eight Hundred & Seventy Six only

  
**SHRI L. S. SHAH**  
 REGD. ARCHITECT  
 REG. STER No. CA/9/14498  
 Malegaon CAMP 423104  
 Signature with seal  
 Date 18/06/2023

Date 18/06/2023

NAME OF WORK : CONSTRUCTION OF RESIDENTIAL BUILDING UNIT NO- 2 ON SECOND FLOOR  
 IN S.NO.13/3 AND 13/4 ON P.NO. 03 AND 04 AT MALEGAON CAMP  
 DIST NASHIK

FOR : SHRI LALIT MOHANLAL KANKARIYA .

ABSTRACT

| S.No. | Description of Items  | Quantity   | Unit  | Rate     | Amount    |
|-------|---|------------|-------|----------|-----------|
| 1     | Excavation for foundation rail type of soil, hard mium and soft rock including removing the excavated material upto distance of 50 metres beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary backfilling, ramming, watering including shoring and strutting etc. complete. With Lift upto 1.5 m.   | 114.895950 | Cu.M. | 453.12   | 52061.65  |
| 2     | Providing dry/ trap/ granite/ quartzite/ gneiss rubble stone soiling 15 cm to 20 cm thick including hand packing and compacting etc. complete.  | 31.805550  | Cu.M. | 1656.32  | 52650.18  |
| 3     | Providing and laying in situ cement concrete M-10 / 1:3:8 of trap / granite / quartzite / gneiss metal for foundation and bedding including bailing out water manually formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing etc. complete. (Wooden planks / shuttering will not be allowed) Spec. No. : Bd E.1 Page No. 287 / IS 456:2000  | 20.742540  | Cu.M. | 7718.40  | 160099.29 |
| 4     | Providing and laying in situ cement concrete of M-20 grade of trap / granite / quartzite / gneiss metal for R.C.C. work in foundations like raft, grillages, strips, foundations and footings of R.C.C. columns, beams and steel structures including bailing out water manually, formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing and roughening the surface if special finish is to be provided (Excluding reinforcement, & structural steel) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed)  | 16.219773  | Cu.M. | 8532.48  | 138394.89 |
| 5     | Providing Bricks masonry in cement mortar 1:6 using Second class burnt bricks in superstructure, as backing in concrete masonry including scaffolding, raking out joints and watering complete.   | 53.820798  | Cu.M. | 9399.04  | 505963.84 |
| 6     | Providing and casting in situ cement concrete of M-20 grade of trap granite / quartzite / gneiss metal for R.C.C. columns as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, contraction, covering newly laid concrete by gunny bag, plastic or tarpaulin, 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. complete. (Excluding reinforcement) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed) | 9.726670   | Cu.M. | 16623.36 | 161960.08 |

| S.No. | Description of Items  | Quantity   | Unit  | Rate     | Amount    |
|-------|---|------------|-------|----------|-----------|
| 7     | Providing and casting in situ cement concrete of M-20 grade of trap granite / quartzite / gneiss metal for R.C.C. Beams and lintels as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, contraction, covering newly laid concrete by gunny bag, plastic or tarpaulin, 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. complete. (Excluding reinforcement) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed) | 24.628978  | Cu.M. | 13549.94 | 333721.17 |
| 8     | Providing and casting in situ cement concrete of M-20 grade of trap granite / quartzite / gneiss metal for R.C.C. slabs and landings as per detailed designs and drawings or as directed including centering, formwork of steel, contraction, covering newly laid concrete by gunny bag, plastic or tarpaulin, 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. complete. (Excluding reinforcement) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed)          | 32.005887  | Cu.M. | 17847.04 | 571210.35 |
| 9     | Providing and fixing in position T.M.T. steel bar reinforcement of various diameters for R.C.C. pile caps, footings, foundations, slabs, beams, columns, canopies, staircase, newels, chajjas, lintels, piers, canopies, fins, arches etc. as per detailed designs, drawings and schedules including cutting, bending, hooking the bars, binding with wires or tack welding and supporting as required complete (T.M.T. steel from Integrated Plant) Spec. No. : Bd.F.17 Page 306   | 6.889043   | M.T.  | 84992.00 | 585513.57 |
| 10    | Providing and fixing vitrified tiles of approved quality 60cm x 240 cm, 10mm thick for flooring in required position laid on a bed of 1:4 cement mortar, including cement float, filling joints with whitish coloured cement slurry, cleaning, curing complete.   | 205.565081 | SQ.M. | 2380.80  | 489484.34 |
| 11    | Providing and fixing Glazed vitrified tiles of approved quality 60cm x 240 cm, 10mm thick for wall dado in required position laid on a bed of 1:4 cement mortar, including cement float, filling joints with whitish coloured cement slurry, cleaning, curing complete.   | 22.142512  | SQ.M. | 2039.13  | 45151.45  |
| 12    | Providing internal cement plaster 12mm thick in single coat in cement mortar 1:4 without neeru finish to concrete or brick surfaces, in all positions including scaffolding and curing complete. Spec. No. : Bd L.2 Page No. 368  | 317.864323 | SQ.M. | 337.92   | 107345.13 |
| 13    | Providing sand faced plaster externally in cement mortar using Kharsala / Kasaba or similar type of sand, in all positions including base coat of 15mm thick in C.M 1:4 using waterproofing compound at 1kg per cement bag, curing the same for not less than 3 days and keeping the surface of the base coat rough to receive the sand faced treatment 6 to 8mm thick in C.M. 1:4, finishing the surface by taking out grains and curing for fourteen days, scaffolding etc. complete. Spec.No: Bd L.7 Page No. 368  | 234.694127 | SQ.M. | 769.72   | 179944.68 |


| S.No. | Description of Items   | Quantity   | Unit  | Rate      | Amount    |
|-------|--|------------|-------|-----------|-----------|
| 14    | Providing and fixing machine cut machine polished 16mm to 20mm thick telephonestock granite stone for bands and users of steps staircases and for kitchen platform and for sill of approved colour and shade with full moulding on bed of 1:4 Cement mortar including float filling joints with neat cement slurry curing polishing and cleaning etc. complete   | 31.393109  | SQ.M. | 4892.84   | 153287.53 |
| 15    | Providing and applying royalte luxury emulsion of approved colour and shade to old and new surfaces in three coats including scaffolding, preparing the surfaces. (including the primer coat) complete. Spec. No. : Bd P.5 Page No. 413  | 317.664323 | SQ.M. | 295.00    | 93710.95  |
| 16    | Providing and applying two coats 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 the surface etc. for specified buildings complete. (Sample and brand to be got approved from Executive Engineer before use) (Prior specific permission of E.E. shall be obtained before inclusion of the item in the estimate) Spec. No. : As directed by Engineer in charge | 234.694127 | SQ.M. | 265.50    | 62311.29  |
| 17    | Providing and applying 2 coats of fat oil paint of approved colour to the old structural steel work and iron work previously painted in building including scaffolding, if necessary, cleaning and preparing the surface (excluding primer coat) complete. (Sample and brand is to be got approved from Executive Engineer before use) Spec. No. : Bd O.6 Page No. 406   | 29.136970  | SQ.M. | 448.40    | 13066.36  |
| 18    | providing and fixing country teak wood frame 60mm x100mm for second class doors without ventilator windows with ventilator fanlight and clear storey window including all mouldings. Chamfering, Wounding, and rebating halflets and finishing with one coat of primer etc. complete.  | 0.858915   | Cu.M. | 136079.52 | 91780.89  |
| 19    | Providing and fixing solid core flush door with Commercial ply including painting in 3 coats, in single leaf 35 mm thick as per detailed drawing approved face veneers on both faces with / without glazing and venetians in the positions shown on the drawing or as directed, all necessary beads, mouldings and lipping, chromium plated fixtures and fastenings on both sides and finishing complete. (without door frame). Spec. No. : Bd.T.34 Page No. 499   | 13.820510  | SQ.M. | 4182.54   | 57943.04  |
| 20    | Providing and fixing mild steel grill work weighing 25 kg / sqm. for windows, ventilators etc. as per drawing including fixtures, necessary welding & painting with one coats of anti corrosive paint & two coats of oil painting complete. Spec. No. : Bd.U.1 Page No. 537  | 29.136970  | SQ.M. | 3578.94   | 104200.20 |
| 21    | Providing and laying in required positions flooring of broken China mosaic (broken pieces of china) of approved coloured and pattern on a bedding of 20 mm thick 1:4 cement mortar with water proofing compound including neat cement float, giving proper slope, compacting, curing and finishing complete. Spec. No. : Bd.M.21 Page No. 390  | 41.188136  | SQ.M. | 955.80    | 39367.62  |



### Estimate

| S.No. | Description of Items   | Quantity   | Unit | Rate                                     | Amount          |
|-------|--|------------|------|--|-----------------|
| 22    | Providing and fixing M.S. gate & Collapsible Gates as per the detail and design in CRC pipe / bright bar with one coat of red oxide and two coat of oil paint etc. complete.   | 10 605780  | SQ M | 4150.32                                  | 44102.23        |
| 23    | Providing and fixing in position 2 shuttered aluminium extruded anodised or powder coated door of overall size 1 50m x 2 40 m with aluminium door frame of anodised or powder coated section 101 60 x 44 75 millimetre, 3 18 millimetre thick and shutter comprising of powder coated section having bottom and lock rail of size 150 millimetre x 44 45 millimetre, 2 90 millimetre thick, top rails 47 62 x 44 45 millimetre, 3 18 millimetre thick, vertical styles 47 62 x 44 45 millimetre, 3 00 millimetre thick and glass panes 5 millimetre thick for the fanlight portion and 12 millimetre thick both side laminated phenol bonded particle board panels for shutter, floor spring type two way door closer of heavy duty having ISI mark, heavy duty concealed lock, necessary beading glazing clips, PVC gaskets, lower bolts etc. as per detailed design and drawing or as directed by Engineer-in-charge including all material, labour and equipment etc. complete. | 14 254166  | SQ M | 6515.68                                  | 94292.45        |
| 24    | Providing, hosting and fixing in position Sintex or equivalent High Density Poly Ethylene UV stabilised conforming to IS-12701; water storage tank with necessary connection, testing etc. complete. (Prior approval of sample by Exe. Engineer is necessary before use) Spec. No. : As directed by Engineer-in-charge.  | 3535.26000 | Ltr. | 15.34                                    | 54230.89        |
|       |  |            |      | Net Amount                               | Rs:- 4191543.90 |
|       |  |            |      | Add 10% for sanitation & electrification | Rs:- 419154.39  |
|       |  |            |      | Total                                    | Rs:- 4610698.30 |
|       |  |            |      | Add 8 % Architect & Engineer charges     | Rs:- 368855.86  |
|       |  |            |      | Add 3 % Contingencies                    | Rs:- 138320.95  |
|       |  |            |      | Total Amount                             | Rs:- 5117876.11 |
|       |  |            |      | Say Amount                               | Rs:- 5117876.00 |

In words Rs :- Fifty One lakh Seventeen Thousand Eight Hundred & Seventy Six only



**SHRI LALIT MOHANLAL KANKARIYA**  
**Partner**  
**SHRI LALIT MOHANLAL KANKARIYA**  
**REGD. ARCHITECT**  
**REGISTER No. CA 193/16699**  
**Malabar CAMP 4, 1st F**  
**Signature with seal**  
 Date 18/06/2023

The Estimate amount is **Rs.51,00,000/- (Rupees Fifty One Lakh Only)**

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