

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.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9827b6c46ad15d6c1e0c39e2688501346a6e0e011211  
115279617a1805652, postalCode=400008, st=Maharashtra,  
serialNumber=41856a56a8a8c88652a558f1c039e2688501346a6e0e011211,  
34e287a29a377b625b6c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.09 11:08:11 +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: Vetting Report

**Auth. Sign.**



**Nashik :** 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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**Regd. Office :** B1-001, U/B Floor, Boomerang,  
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# Estimate

Date: 18/06/2023

**SUBJECT: ESTIMATE FOR CONSTRUCTION OF RESIDENTIAL BUILDING UNIT NO. 2 ON SECOND FLOOR IN S.No.13/3 AND 13/4 U.P. P.No. US AND U4 AT MALLIGARU 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, Comp., 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. SHANI**  
 REGD. ARCHITECT  
 REG. STER No. CA 91/64688  
 Malegaon CAMP 423174  
 Signature with Seal  
 Date 18/06/2023

DIN: 18/06/2023

**NAME OF WORK: CONSTRUCTION OF RESIDENTIAL BUILDING UNIT NO. 2 ON SECOND FLOOR IN S.No.13/3 AND 13/4 U.P. P.No. 33 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 of type of soil. And removal and soil lock including retaining the excavated material upto distance of 50 metres beyond the building area and retaining as directed. Shoring, dewatering, comping the base for the foundation and necessary backfilling, caulking, watering including shoring and strutting etc. complete. With L.R upto 1.5 m.	114.95590	Cu M	453.12	52001.60
2	Providing and laying 150mm grade of concrete M 18 (1:0.8:4) of 150mm grade / quarter / gross metal for foundation and bedding including bedding of water manually formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing etc. complete. (Wooden planks / strutting will not be allowed) Spec. No. - Bd E 1 Page No. 287 / 459-2900	31.83590	Cu M	1636.32	52080.18
3	Providing and laying in situ cement concrete M 18 (1:0.8:4) of 150mm grade / quarter / gross metal for foundation and bedding including bedding of water manually formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing etc. complete. (Wooden planks / strutting will not be allowed) Spec. No. - Bd E 1 Page No. 287 / 459-2900	26.742548	Cu M	7718.40	160096.29
4	Providing and laying in situ cement concrete of 15-20 grade of 150mm grade / quarter / gross metal for R.C.C. work in foundations like ret., girders, walls, foundations and footings of R.C.C. columns beams and steel reinforcement including bedding of water manually, formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing and roughening the surface of concrete fresh as per provided drawings, reinforcement, (structural steel) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / strutting will not be allowed)	15.214273	Cu M	5532.46	138364.89
5	Providing Brick masonry in cement mortar 1:6 using Second class burnt bricks in superstructure. as bedding in concrete masonry including scaffolding, taking out props and watering complete	53.520796	Cu M	3268.04	50983.84
6	Providing and casting in situ cement concrete of 15-20 grade of 150mm grade / quarter / gross metal for R.C.C. columns as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the bottom 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. (Including reinforcement) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / strutting will not be allowed)	9.726079	Cu M	1823.26	18160.88

S.No.	Description of Items	Quantity	Unit	Rate	Amount
1	Providing and casting in situ cement concrete of M 20 grade of 150mm grade / quarter / gross metal for R.C.C. Beams and slabs as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, compaction, 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. (Including reinforcement) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / strutting will not be allowed)	24.628976	Cu M	13549.94	333221.17
5	Providing and casting in situ cement concrete of M 20 grade of 150mm grade / quarter / gross metal for R.C.C. slabs and landings as per provided designs and drawings or as directed including centering, formwork of steel, compaction, 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. (Including reinforcement) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / strutting will not be allowed)	32.055857	Cu M	17647.04	571210.25
8	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, staircases, mezzals, chajals, terraces, parapets, floors, 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 326	6.889043	M.T.	84982.00	585513.57
10	Providing and fixing vitrified tiles of approved quality 800 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 white coloured cement slurry, cleaning, curing complete	205.556581	SQ M	2380.89	489484.34
11	Providing and fixing Glazed vitrified tiles of approved quality 800 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 white coloured cement slurry, cleaning, curing complete	12.142512	SQ M	2639.13	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	317.664323	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 grass and curing for fourteen days, scaffolding etc. complete. Spec. No. - Bd L 7 Page No. 369	234.594127	SQ M	708.72	179944.68


S.No.	Description of Items	Quantity	Unit	Rate	Amount
14	Providing and fixing machine cut machine polished floor 15mm thick lengthwise to give stone for beds and users of steps, staircases and for kitchen platform and for all approved colour and shade with full polishing on bed of 1:4 cement mortar including float filling joints with neat cement slurry, curing polishing and cleaning etc. complete	31.381089	SQ M	4882.84	153287.53
15	Providing and applying repair fixing structure of approved colour and shade for old and new surfaces in three coats including scaffolding, preparing the surface, (including primer coat) complete. Spec. No. - Bd P 5 Page No. 413	317.664323	SQ M	296.00	93719.98
16	Providing and applying two coats of polymer based external paint of standard manufacture like Apex from Asian Paints. Exact from Neratic 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) If other specific permission of S.E. shall be obtained before inclusion of the item in the estimate. / Spec. No. - As directed by Engineer in charge.	234.604137	SQ M	285.50	62311.29
17	Providing and applying 2 coats of oil paint of approved colour to the 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 to be got approved from Executive Engineer before use) Spec. No. - Bd O 6 Page No. 406	25.136870	SQ M	448.42	13095.36
18	Providing and fixing country teak wood frame 60mm x 100mm for second class doors without ventilator windows with ventilator handle and door storey window including all mouldings, Chamfering, Wounding and rebating handles and finishing with one coat of primer etc. complete	0.028910	Cu M	136079.92	91780.89
19	Providing and fixing solid core flush door with Commercial ply including painting in 3 coats, in single leaf 35mm thick as per detailed drawing approved face veneers on both faces with / without glazing and ventilators in the positions shown on the drawing or as directed, all necessary beds, mouldings and spigot chromium plated fixtures and fastenings on both sides and finishing complete (without door frame) Spec. No. - Bd T 34 Page No. 466	13.822610	SQ M	4192.54	57943.04
20	Providing and fixing mild steel grill work weighing 25 kg / sqm. for windows, ventilators etc. as per drawing including fabricating, necessary welding & painting with one coat of anti corrosion paint & two coats of oil painting complete. Spec. No. - Bd U 1 Page No. 531	29.130970	SQ M	3576.84	104290.20
21	Providing and laying in required positions flooring of broken China mosaic (Broken pieces of China) of approved colour and pattern on a bedding of 20 mm thick 1:4 cement mortar with water proofing compound including neat cement float, giving proper slope, compaction, curing and finishing complete. Spec. No. - Bd M.21 Page No. 350	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 Gatekey 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	4158.32	44192.23
23	Providing and fixing in position 2 shuttered aluminum extruded finished or powder coated door of overall size 1.50m x 2.40m with aluminum door frame of anodized 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 rail 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 freight portion and 12 millimetre thick both side laminated phenol bonded particle board panels for shutter, lock 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.	14.254168	SQ.M	5615.08	54292.46
24	Providing, hosting and fixing in position Sixtee 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 Eng. Engineer is necessary before use.) Spec. No. As directed by Engineer-in-charge.	3535.26000	Ltr	15.34	54230.89
<b>Net Amount</b>				<b>Rs.-</b>	<b>4191543.90</b>
<b>Add 10% for sanitation &amp; electrification</b>				<b>Rs.-</b>	<b>419154.39</b>
<b>Total</b>				<b>Rs.-</b>	<b>4610698.30</b>
<b>Add 8 % Architect &amp; Engineer charges</b>				<b>Rs.-</b>	<b>368855.86</b>
<b>Add 3 % Contingencies</b>				<b>Rs.-</b>	<b>138320.95</b>
<b>Total Amount</b>				<b>Rs.-</b>	<b>5117875.11</b>
<b>Say Amount</b>				<b>Rs.-</b>	<b>5117876.00</b>

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



Partner

**SHRI LALIT MOHANLAL KANKARIYA**  
**REGD. ARCHITECT**  
**REGISTER No. CA 93 16699**  
**Malegaon CAMP 4, 1111**  
 Signature with seal

Date: 18/06/2023

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

Think.Innovate.Create