

Vetting Report Prepared For: BOB / Regional Office / Shri. Ronakkumar Keshermal Kankariya (3015 / 2301976)

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Vastu/Nashik/08/2023/3015/2301976

09/05-122-CHV

Date: 09.08.2023

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. 3, Third 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. Ronakkumar Keshermal 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



www.vastukala.org

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✉ mumbai@vastukala.org

Estimate

Date 18/06/2023

**SUBJECT : ESTIMATE FOR
CONSTRUCTION OF RESIDENTIAL BUILDING UNIT NO- 3 ON THIRD 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 RONAKKUMAR KESHARMAL 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



SHITAL S. SHAH
REGD. ARCHITECT
REG-STER No. CA/19/16688
Malegaon CAMP 423105
Signature with seal

Date 18/06/2023

Date 18/06/2023

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

FOR :- SHRI RONAKKUMAR KESHARMAL KANKARIYA .

ABSTRACT

S.No.	Description of Items	Quantity	Unit	Rate	Amount
1	Excavation for foundation in all type of soil , hard mium and soft rock including removing the excavated material upto distance of 50 metres beyond the building area and slacking 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.	114.805980	Cu.M.	453.12	52061.65
2	Providing dry/ trap/ granite/ quartzite/ gneiss rubble stone soiling 15 cm to 30 cm thick including hand packing and compacting etc. complete.	31.805556	Cu.M.	1656.32	52690.18
3	Providing and laying in situ cement concrete M-10 / 1:3:6 of trap / granite / quartzite / gneiss metal for foundation and bedding including taking-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	20.742049	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, gillages, sills, foundations and footings of R.C.C. columns, beams and steel stencions including taking 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	136394.89
5	Providing Bricks masonry in cement mortar 1:6 using Second class burnt bricks in a superstructure, as backing in composite masonry including scaffolding, raking out joints and watering complete.	53.820798	Cu.M.	9399.04	505683.84
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, 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. (Excluding reinforcement.) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed)	9.726079	Cu.M.	16623.36	161680.08

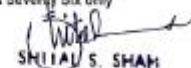
S.No.	Description of Items	Quantity	Unit	Rate	Amount
7	Providing and casting in situ cement concrete of M-20 grade of trap granite / quartzite / gneiss metal for R.C.C. beams and lintels as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, compaction, 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. (Excluding reinforcement. The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed)	24.620107	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. sills and landings as per detailed 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. (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, staircases, nozzles, chajjas, lintels, panels, copings, 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	585513.67
10	Providing and fixing vitrified tiles of approved quality 80cm 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.	205.590681	SQ.M.	2380.80	489484.34
11	Providing and fixing Glazed vitrified tiles of approved quality 80cm 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.	22.142512	SQ.M.	2009.13	45151.45
12	Providing internal cement plaster 12mm thick in single coat in cement mortar 1:4 without nouu 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.	337.02	107345.13
13	Providing sand faced plaster externally in cement mortar using Kharsalla / 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. 369	234.604127	SQ.M.	768.72	179944.08


S.No.	Description of Items	Quantity	Unit	Rate	Amount
14	Providing and fixing machine cut machine polished 18mm to 20mm thick telephoneblack granite stone for treads and risers of steps staircases and for kitchen platform and for all 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.	4882.84	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. (excluding 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 is to be got approved from Executive Engineer before use) (Prior specific permission of S.E. shall be obtained before inclusion of this item in the estimate.) Spec. No.: As directed by Engineer in charge.	234.694127	SQ.M.	365.50	86311.29
17	Providing and applying 2 coats of flat 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. 466	29.139970	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 holdfast and finishing with one coat of primer etc.complete.	0.659915	Cu.M.	139079.52	91789.69
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 venicians 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. 469	13.620510	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 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	29.139970	SQ.M.	3578.94	104290.20
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 Gate 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.	4158.32	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 I.S.I. 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.	6615.08	94282.46
24	Providing, Hoisting and fixing in position Sixtex 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:-	5117875.11
Say Amount				Rs:-	5117875.00

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


SHITAL S. SHAH
 REGD. ARCHITECT
 REGISTER No. CA/93/1669
 Malegaon CAMP 423105
 Signature with seal



Date 18/06/2023

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

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