

Vetting Report Prepared For: BOB / Regional Office / Shri. Kamlesh Mohanlal Kankariya (3016 / 2301973)

Page 1 of 3

Vastu/Nashik/08/3016/2301973
09/02-119-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. 4, Fourth 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. Kamlesh 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.



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, 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
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

"Arkan", Mohar Nagar, Malegaon Camp - 42105, Dist. Nashik (M.S.)
Ph: 02334-25049, Fax: 02334-21089
Email: vastukala_infrastructures@gmail.com



Vardhaman
Infrastructures Services
Shital Shah | 9766579999

Date 18/06/2023

**SUBJECT : ESTIMATE FOR
CONSTRUCTION OF RESIDENTIAL BUILDING UNIT NO- 4 ON FOURTH 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 KAMLESH 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



SHITAL S. SHAH
REGD. ARCHITECT
REGISTER No. CA19 J/16499
Malegaon CAMP - 423105
Signature with seal

Date 18/06/2023

Date 18/06/2023

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

FOR :- SHRI KAMLESH MOHANLAL KANKARIYA .

ABSTRACT

| S.No. | Description of Items | Quantity | Unit | Rate | Amount |
|-------|---|------------|-------|----------|-----------|
| 1 | Excavation for foundation small type of soil, hard murum and soft rock including removing the excavated material upto distance of 50 meters beyond the building area and stocking and spreading as directed, dewatering, preparing the bed for the foundation and necessary backfilling, ramming, watering including shoring and shuting 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 15 cm to 20 cm thick including hand packing and compacting etc. complete. | 31.805556 | Cu.M. | 1656.32 | 52680.18 |
| 3 | Providing and laying in situ cement concrete M-10 / 1:3:6 of trap / granite / quartzite / gneiss metal for foundation and bedding including baling-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 | 20.742549 | 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 stanchions including baling-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 1:5 using Second class burnt bricks in superstructure, as backing in composite masonry including scaffolding, taking out joints and watering complete. | 53.820798 | Cu.M. | 9399.04 | 505863.84 |
| 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) | 9.726679 | Cu.M. | 16623.36 | 161690.08 |


| 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. slabs 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) | 24.628978 | 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, 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) | 32.005897 | 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, parapets, 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 | 585513.57 |
| 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. | 205.596581 | 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. | 2036.13 | 45181.45 |
| 12 | Providing Internal cement plaster 12mm thick in single coat in cement mortar 1:4 without nevu finish to concrete or brick surfaces, in all positions including scaffolding and curing complete. Spec. No. : Bd.L.2 Page No. 359 | 317.664323 | SQ.M. | 337.92 | 107345.13 |
| 13 | Providing sand faced plaster externally in cement mortar using KharsaBa / 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 5 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 | 234.094127 | SQ.M. | 766.72 | 179944.68 |

| 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 beads and nosers of steps staircases and for kitchen platform and for rest 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. | 4862.64 | 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 | 93710.98 |
| 16 | Providing and applying two coats of polymer based external paint of standard manufacture like Apex from Asian Paints. Excol 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 S.E. shall be obtained before inclusion of this item in the estimate.) Spec. No. : As directed by Engineer in charge. | 234.654127 | SQ.M. | 265.50 | 62311.29 |
| 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 (including primer coat) complete. (Sample and brand to be got approved from Executive Engineer before use) Spec. No. : Bd O.6 Page No. 406 | 29.139670 | SQ.M. | 448.40 | 13096.36 |
| 18 | providing and fixing country teak wood frame 60mm x100mm for second class doors without/with 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 | 91780.69 |
| 19 | Providing and fixing solid core flush door with Commercial ply including painting in 3 coats, in single leaf 30 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 tipping, chromium plated fixtures and fasteners on both sides and finishing complete. (without door frame) Spec. No. : Bd T.34 Page No. 459 | 13.820510 | 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 | 29.139670 | 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 Gates per the detail and design in CRC pipe / bright bar with one coat of red oxide and two coat of oil paint.etc. complete. | 10.605760 | 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 | 94292.46 |
| 24 | Providing, hoisting 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:- 5117875.11 |
| | | | | Say Amount | Rs:- 5117876.00 |

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



SHRIAL S. SHAW
REGD. ARCHITECT
REGISTER No. CA/93/16699
Malegaon CAMP 423100
Signature with seal

Date 18/06/2023

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

Think.Innovate.Create