



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.**

**MANOJ BABURAO  
CHALIKWAR**

**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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=98272b6c4fd35dc03e0f39e2686591349901e31d4  
33115279b17a18b5652, postalCode=400069, st=MAHARASHTRA,  
serialNumber=41a56a566ab6cc89d6b2a55a8f3e3e3d11f02  
e394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.09 11:09:09 +05'30'

**Auth. Sign.**



**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

**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  
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mumbai@vastukala.org

# Estimate

"Arora", Mohali Nagar, Malpura Camp - 410101, P.O. Nashik (Dist. N) Ph: 021524-23000, Fax: 02152-21004 E-mail: [varadhama@infrastructurestcs.com](mailto:varadhama@infrastructurestcs.com)

**Yardhaman Infrastructure Services**  
Mumbai Branch: 9766579999

Date: 18/05/2023

**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 Framed Structure

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

Partner  
SHITAL S. SHAIK  
REGD. ARCHITECT  
REGISTER No. CA19 J 16688  
Malegaon CAMP-423104  
Signature with seal

Date 18/05/2023

Date: 18/05/2023

**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 null type of soil - hard medium and soft rock including removing the excavated material upto distance of 50 meters beyond the building area and stacking and spreading as directed including, providing the bed for the foundation and necessary backfilling, ramming, watering including storing and shoring etc. complete. (Wooden planks / shuttering will not be allowed) Spec. No. Bd L 1 upto 1.5 m.	114.899500	Cu.M	453.12	52561.55
2	Providing dry / trap granite / quartzite / gneiss rubble stone soiling 15 cm to 20 cm thick including hard packing and tempering etc. complete	31.805556	Cu.M	1656.32	52885.18
3	Providing and laying in situ cement concrete M-10 (1:1.25 of trap / granite / quartzite / gneiss metal for foundation and bedding including bearing-out water manually formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing etc. complete. (Wooden planks / shuttering will not be allowed) Spec. No. Bd E-1 Page No. 257 / IS 455:2000	20.742540	Cu.M	7718.40	160889.29
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, steps, foundations and footings of R.C.C. column beams and steel stanchions including bearing-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, & structure steel) The constant mortar 1:3 plaster is considered for rendering (interior and horizontal surface only. (Wooden planks / shuttering will not be allowed)	10.219773	Cu.M	8332.48	130394.89
5	Providing Bricks masonry in cement mortar 1:0 using Second class burnt bricks in superstructure, as backing in composite masonry including scaffolding, raking out joints and watering complete	53.820758	Cu.M	5308.04	285983.84
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 design and drawings or as directed including centering, formwork of plywood / steel, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the finished 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 constant mortar 1:3 plaster is considered for rendering (interior and horizontal surface only. (Wooden planks / shuttering will not be allowed)	6.726079	Cu.M	18623.36	125190.08

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 slabs as per detailed design and drawings or as directed including centering, formwork of plywood / steel, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the finished 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 constant mortar 1:3 plaster is considered for rendering (interior and horizontal surface only. (Wooden planks / shuttering will not be allowed)	24.628078	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 design and drawings or as directed including centering, formwork of steel, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the finished 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 constant mortar 1:3 plaster is considered for rendering (interior and horizontal surface only. (Wooden planks / shuttering will not be allowed)	32.005887	Cu.M	17847.04	571210.35
9	Providing and laying in position T.M.T. steel bar reinforcement of various diameters for R.C.C. pile caps, footings, foundations, slabs, beams, columns, canopies, staircases, mezzes, chajjas, lintels, parapets, copings, fins, arches etc. as per detailed design, 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 308	0.899943	M.T	84992.00	765513.57
10	Providing and laying 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, fixing joints with white coloured cement slurry, cleaning, curing complete	206.596581	SQ.M	2380.80	491644.34
11	Providing and fixing Glazed vitrified tiles of approved quality 800 x 240 cm, 10mm thick for wall clads in required position laid on a bed of 1:4 cement mortar including cement float, fixing joints with white coloured cement slurry, cleaning, curing complete	22.142512	SQ.M	2036.13	45151.45
12	Providing internal cement plaster 12mm thick in single coat in cement mortar 1:4 without neer 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 Kharsaba / Kasaba or similar type of sand, in all positions including base coat of 15mm thick in C.M. 1:4 using waterprooing 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 grain and coating for fourteen days, scaffolding etc. complete. Spec. No. Bd L 7 Page No. 369	234.694127	SQ.M	766.72	179944.03


S.No.	Description of Items	Quantity	Unit	Rate	Amount
14	Providing and fixing machine cut machine polished 18mm to 20mm thick high gloss brick granite stone for beds and covers of steps, staircases and for kitchen platform and for all approved colour and shape with flat including on bed of 1:4 cement mortar including final floor joints with neat cement slurry curing, polishing and draining etc. complete	31.363105	SQ.M	4942.84	155287.53
15	Providing and applying impreg. luxury envelope of approved colour and shade to all wall and floor surfaces in three coats including scaffolding, preparing the surfaces, (including the primer coat) complete. Spec. No. Bd F-5 Page No. 413	317.664323	SQ.M	295.05	93710.96
16	Providing and applying two coats of polyurethane based external paint of standard manufacture like Apex from Asian Paints. Except from metallic paints of approved colour to the plastered surfaces including workmanship, 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 decided by Engineer in charge	234.694127	SQ.M	295.50	69311.29
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 is to be got approved from Executive Engineer before use) Spec. No. Bd D-6 Page No. 406	28.139970	SQ.M	448.40	12600.35
18	Providing and fixing country teak wood frame 80mm x 100mm for selected class doors without built-in ventilator windows with ventilator tongue and clear stormy window including all mouldings, Chamfering, Wounding, and rebating holdfast and finishing with one coat of primer etc. complete	0.050915	Cu.M	138079.52	71780.69
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 ventilators in the positions shown on the drawing or as directed, all necessary bevels, mouldings and lippings, chromium plated hinges and fastenings on both sides and finishing complete (without door frame). Spec. No. Bd T-34 Page No. 409	13.820510	SQ.M	4102.54	57943.04
20	Providing and fixing mild steel grill work weighing 25 kg / sqm. for windows, ventilators etc. as per drawing including future, necessary welding & painting with one coat of anti corrosive paint & two coats of oil painting complete. Spec. No. Bd U 1 Page No. 537	29.139970	SQ.M	3576.94	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 floor, fixing, grout, slope, compacting, curing and finishing complete. Spec. No. Bd M-21 Page No. 390	41.188136	SQ.M	955.80	39307.82



### Estimate

S.No.	Description of Items	Quantity	Unit	Rate	Amount
22	Providing and fixing M.S. gate & Collapsible Gaskets 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 aluminum extruded anodised or powder coated door of overall size 1.50m x 2.40 m with aluminum 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, 2.60 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 kick, 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	Lt.	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 5 % 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

**SHIKAL S. SHAH**  
REGD. ARCHITECT  
REGISTER No. CA/13/16688  
Malegaon CAMP 4 & 31 AC  
Signature with seal

Date 18/05/2023

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

Think.Innovate.Create