

To,
State Bank of India
RACC Nashik Branch
RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump,
Pathardi Road, Nashik – 422 010, State – Maharashtra, Country – India.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and Proposed Bungalow on CTS No. 760/1, Ground + First Floor, Near Shiv Mandir, Adgaon Road, At - Adgoan Gaothan, Pin Code – 422 003, Taluka & District – Nashik, State – Maharashtra, Country – India belongs **Mr. Santosh Yashwant Borade**.

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Mr. Gaurav S. Dhattrak received on dated 08.09.2023. The Estimate amount is **Rs.15,00,000/- (Rupees Fifteen Lakh Only.)**

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

2) Estimate Submitted for Verification is Much More In Cost With Respective prevailing Market Rate.

3) The Value of Construction given in the Report is as per the Specification to be provided and with respect to Prevailing Market Rate

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
SBI Empanelment No.: SME/TCC/2021-22/86/3



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Our Pan India Presence at :

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Thane Nanded Indore Raipur
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Estimate

ESTIMATE FOR THE PROPOSED CONSTRUCTION OF ROW BUNGALOW IN C.T.S. NO. 780/1, AT ADGAON SHIVAR, NASHIK. FOR MR SANTOSH YASHWANT BORADE.

ITEM	QUANTITY	UNIT	RATE	AMOUNT
Excavation for foundation Ducts etc. In earth upto 2.00 Mtrs including back filling in trenches upto 100 mm in 200 mm layers and watering consolidation etc. The rate is to include cutting and exposing surplus earth in owners premises.	35.00	CUM	375.00	13125.00
Do- But in soft rock	9.00	CUM	160.00	1440.00
Do- But in hard rock by pneumatic breaker	5.00	CUM	1600.00	8000.00
Providing plain cement concrete in 1:2:6 machine mixed and to be deposited in trenches and pits to give a fairly even and level surface including curing stone to be graded 20mm downwards	4.75	CUM	4680.00	22125.00
Providing plain cement concrete 1:2:6 for flooring machine mixed and to be deposited in floor to give a fairly even and level surface including curing stone to be graded 20mm downwards. Consolidation by a wooden leveling tool	6.27	CUM	4920.00	30858.00
Providing and spreading 100mm thick two layers of stone metal graded 50mm downwards. Each layer to be spread separately watered and rolled with a ten tone power roller so as to compact it to 75mm thick layer	13.80	CUM	1750.00	24150.00
Providing and spreading mulum brought from outside source in layers not exceeding 300mm watering, consolidation with 10 ton power roller / mechanical vibrator to recess a plate load test of 15 ton (Note: Use compactor where roller is not accessible)	25.00	CUM	725.00	18125.00

ITEM	QUANTITY	UNIT	RATE	AMOUNT
RCC Foundations	9.00	CUM	8300.00	74700.00
RCC Ground beams / plinth beams	5.00	CUM	9600.00	48000.00
RCC Column pedestals	1.66	CUM	10000.00	16600.00
RCC Floor beams / lintel beams to include brackets including grid beams	18.00	CUM	10000.00	180000.00
RCC Column in super structure	8.00	CUM	10000.00	80000.00
RCC Slab and cantilever slab. Waist Slab	15.00	CUM	10000.00	150000.00
RCC Lintels / RCC Coping	2.00	CUM	9500.00	19000.00
RCC Weather shoe / Chajja - 75mm thick	3.00	CUM	5500.00	16500.00
RCC regular parapet / Facial Fins	2.00	CUM	9500.00	19000.00
RCC Staircase slabs	90.00	NOS	1000.00	90000.00
Providing and placing in position MILD STEEL reinforcement of various diameters for R.C.C. Pillar caps, lanterns, columns, steps, slabs, beams, parapets, lintel, chajja etc. as per drawing and specifications including drawing, bending, hooking bars, binding with wires or tack welding etc. complete	0.15	M.T	7400.00	1110.00
Providing and fixing in position For Steel TMT Steel of grade FE 415 conforming to IS 1786 or Tata Ticon/Barca local make per unit of sack weight etc. complete. Steel to be measured & paid as per theoretical measurements wastage considered is 3.00%	6.50	M.T	7000.00	45500.00
Providing and constructing uncoated brick masonry of brick aggregate size in foundation, plinth, retaining wall etc. including plaster, rendering, curing, scaffolding, providing headers as per specification etc. complete	2.00	CUM	3200.00	6400.00
Providing sunk pointing to exposed M.C.R. Masonry in C.M. 1:4 including scaffolding, curing etc. complete	10.00	SQM	60.00	600.00
Providing and constructing 230mm thick first class burnt brick masonry in				

ITEM	QUANTITY	UNIT	RATE	AMOUNT
Cement mortar (1:6) in foundation and plinth including racking, scaffolding, rendering, curing etc. complete. Rate should be include of brick work done at all levels	5.00	CUM	3200.00	16000.00
First class brick work 230 mm thick with well burnt bricks of approved quality in 1:6 cement mortar including prepared and clean sand including leveling out joints to form a key to plaster (at any height)	40.00	CUM	6500.00	260000.00
Providing & making 115mm thick first class brick masonry in cement mortar 1:4 using screened and clean sand including 100 mm thick R.C.C. cutters at every one meter height & racking out joints as a key to plaster. Rate to cement will be measured and paid separately	55.00	SQM	85.00	46750.00
Providing & applying Neeru finished cement plaster in 1:4 cement mortar including all edges and grooves Neeru will be from Katti lime work at any height. Note: Provide checker witness of approved gauge as directed in detailed specifications of Neeru plaster. Work at any height	160.00	SQM	370.00	59200.00
Providing & applying sand faced cement plaster 20mm thick in two coats to external walls, columns, parapets, chajjas, loadings etc. including all edges, bands, drip moulds, grooves. The first coat shall be 12mm thick in 1:4	45.00	SM	400.00	18000.00
Providing & applying cement finished cement plaster 20mm thick in 1:4 cement mortar including scaffolding, curing & waterproofing compound as per standard specifications of complete etc. directed	10.00	SM	350.00	3500.00
Providing & applying Royal Touch brand of approved shade in two coats over two coats of oil based primer and two coats of fully work. Walls to be scraped clean and made plain with putty work before applying paint as above. Providing scaffolding etc. complete	50.00	SQM	250.00	12500.00
Providing & applying three coats of white or colour wash after preparation of surface including scaffolding etc. complete	15.00	SM	25.00	375.00
Providing and applying two coats of Water proof cement paint of superdura brand or of any other approved make and				

ITEM	QUANTITY	UNIT	RATE	AMOUNT
Plaster to plaster surface including scaffolding, preparing the surface, curing etc. complete as directed	10.00	SM	55.00	550.00
Providing and applying exterior grade weather coat APEX paint of approved make including filling the cracks with crack filler and preparing surface with two coats of paint of approved shade as directed	456.00	SQM	125.00	57000.00
Providing one coat of cement primer and two coats of oil bound distemper primer preparation of the surface and putty work (Asian or Shalimar or Berger make & shade to be approved by Clients/Architect)	450.00	SM	125.00	56250.00
Providing and applying oil paint of approved quality and shade in two coats over two coats of cement primer and two coats of putty work. Walls to be scraped clean and made plain with putty work before applying of paint as above	400.00	SQM	145.00	58000.00
Providing and fixing in position Teak wood doors				
(a) Fast quality Burma teak wood frame 150mm x 75mm with 10mm top at the base for keeping the frame in shape				
(b) Nos 25 x 6 x 230 mm M.S. flats for hold fasts anchored in 100 mm x 230mm x 230mm cement concrete block in brick work				
25 x 6 x 150 mm M.S. flat to be fixed to R.C.C. columns with split bolts 100mm long				
(c) 32mm th. water proof flush ISI grade shutters finished with approved W.S.S. Brush Aman fittings of Golden / Magnium Co make [Rate should be including all fixtures and fittings]	12.00	SQM	7500.00	90000.00
Providing and fixing in position doors in wall				
(a) Providing & fixing Granite door frame of size 150x40mm in 2 pieces properly fixed to wall with cement paste granite Outer sole of frame should be moulded Granite to be hand polished to obtain smooth finish (b) according to detailed drawing				

