

Regd Address- A-14, Hiramoti nagar Chs, Shivaji nagar, Wagle estate, Thane-400604  
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Estimate for interior works of Apartment of Mr Ravi Gupta's residence at The Veraton, Villa no 54, Thane-West

Estimate - 1

Date - 12.9.2023

Sq.ft=Square feet, R.ft=Running feet, L.S=Lumpsum, Nos= Numbers, L=Length, H=Height, OH=Overhead

Sr.no	Works	Description	Qty	Unit	Rate	Amount
A		<b>Carpentry &amp; Civil Works</b>				
1	GF	<b>FOYER AREA</b>				
1.1	<b>Name plate</b>	Providing mirror finish name plate with led light backlit arrangement	1.00	Nos	15,000	15,000
1.2	<b>Safety Door</b>	Providing and Making Safety door in blockboard panel with SS finish lazer cut metal grill, and making wall panelling around door all finished with veneer, cost includes all hardwares like hinges, door lock, door handle.	1.00	Nos	40,000	40,000
1.3	<b>Main door renovation</b>	Making of new door with new 50mm marine block board finished with Veneer and metal finish including all new hardwares like hinges, Lock, Handles etc.	1.00	Nos	20,000	20,000
1.4	<b>Shoe rack</b>	Making of Shoe rack in bwr ply and veneer + low height seat (2'6" L x 12'H)	30	sq.ft	1500	45000
1.5	<b>Foyer area wall panelling</b>	Making wall panelling with ply finished with veneer and designer mirror finish on foyer area wall	64	sq.ft	750	48000
1.6	<b>Staircase area console</b>	Making decorative console at staircase entry in Ply and Veneer finish and Italian marble top	18	sq.ft	1500	27000
2	GF	<b>FAMILY ROOM</b>				
2.1	<b>Bedroom door renovation</b>	Refinishing of bedroom door wooden frame and door panel with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks	1.00	Nos	10,000	10,000
2.2	<b>Bathroom door renovation</b>	Refinishing of bathroom door with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks.	1.00	Nos	8,000	8,000
2.3	<b>Wardrobe 10'3" L x 10'H</b>	Making of new wardrobe with ply and veneer and melamine polish finish with metal inlays.	102	sq.ft	1500	153000

2.4	Temple 5'Lx8'H	Making new temple in Ply and acrylic finish with stone backdrop and base storage unit to be made in ply and laminate finish, temple to have lazer cut acrylic doors.	48	sq.ft	1500	72000
2.5	Sofa cum bed 6'x6'	Making new sofa cum bed in ply and wooden frame finished with foam and fabric.		L.S		45,000
2.6	Single seater sofas	Making of Single seater sofas in ply and wooden structure finished with foam and fabric.	2.00	nos	20,000	40,000
2.7	Study chair	Making of Single seater study chair in ply and wooden structure finished with foam and fabric.	1.00	nos	15,000	15,000
2.8	Study Unit 8'Lx5'H	Making of study unit with overhead storage in ply finished with veneer and melamine polish.	48	sq.ft	1500	72000
2.9	Library unit 6'Lx8'H	Making of Library unit in ply finished with veneer and melamine polish	48	sq.ft	1500	72000
2.10	Curtain Pelmet 13'Lx3'H	Making of curtain pelmet for hiding curtain rods and AC piping , to be made in ply finished with veneer and melamine polish	39	sq.ft	400	15600
2.11	Bathroom shower cubicle 5'6"Lx7'H	Making of glass partition and door for shower area of bathroom	39	sq.ft	600	23400
2.12	Bathroom storage	Making of storages in bathroom for toiletries in ply finished with acrylic	12	sq.ft	1500	18000
3	GF	<b>LIVING AND DINING AREA</b>				
3.1	Dining crockery unit 6'6"Lx3'H	Making of dining area crockery unit in ply finished with veneer and melamine polish.	20	sq.ft	1500	30000
3.2	Mirror Panelling 6'6"Lx7'H	Making of mirror panelling above crockery unit in ply finished with decorative mirror panelling	46	sq.ft	800	36800
3.3	Veneer/fluted wall panelling 5'Lx10'H	Making of veneer or fluted wall panelling in ply finished with veneer or fluted panels as per design.	50	sq.ft	600	30000
3.4	Bar wall unit 5'Lx8'H	Making of bar wall unit in ply finished with veneer and melamine polish and mirrors as per design.	40	sq.ft	1500	60000
3.5	Bar counter 4'3"Lx3'6"H	Making of bar counter in ply finished with veneer and corian material or stone top.	16	sq.ft	1500	24000
3.6	T.V unit	Making of T.V Panel, display unit and base unit in commercial ply finished with veneer, Tiles and inlay as per design.	115	sq.ft	1500	172500
3.7	Jhulla	Making wooden Jhulla in living room area including ceiling hooks		L.S		35,000
3.8	Curtain pelmet 27'3"Lx3'H	Making pelmet for curtain above windows in ply and finished in veneer	82	sq.ft	400	32800
3.9	3 seater sofas 7'L	Making of 3 seater sofas in ply and wooden structure finished with foam and fabric.	2.00	nos	45,000	90,000

3.10	Single seater sofas	Making of Single seater sofas in ply and wooden structure finished with foam and fabric.	2.00	nos	15,000	30,000
3.11	Center table 4'Lx4"W	Making of center table in ply finished with mdf pu coating and glass	1.00	nos	15,000	15,000
3.12	Central rug	Providing and installing rug below center piece	1.00	nos	10,000	10,000
4	GF	<b>Kitchen</b>				
4.1	Wall demolition	Demolishing existing kitchen wall & platform and finishing of floor tiles with matching tiles	64	sq.ft	50	3200
4.2	Kitchen counter 25'L	Providing and making new kitchen platform in quartz stone with indian marble inside structure.	25	rft	4000	100000
4.3	Kitchen Dado tiles 18'Lx5'H	Providing and installing wall dado tiles over nad below kitchen counter	90	sft	300	27000
4.4	Below counter storage with trolleys 25'Lx2'6"H	Providing and making below counter storages with pullout tandom drawers and steel baskets, shutters to be made in ply and acrylic finish.	63	sft	3500	220500
4.5	Overhead storage	Providing and making overhead storage above kitchen main platform in ply finished with acrylic	146	sft	1200	175200
4.6	Full height storage 3'3"Lx10'H	Providing and making full height sliding folding glass shutter partition	32.5	sft	1500	48750
5	GF	<b>Guest bedroom</b>				
5.1	Bedroom door renovation	Refinishing of bedroom door wooden frame and door panel with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks	1.00	nos	10,000	10,000
5.2	Bathroom door renovation	Refinishing of bathroom door with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks.	1.00	nos	8,000	8,000
5.3	Wardrobe 10'3"Lx10'H	Making of new wardrobe with ply and veneer and melamine polish finish with metal inlays.	102	sq.ft	1500	153000
5.4	Bed 6'Lx6W	Making of Bed in ply finished with veneer and melamine polish, head board made in ply finished with cushion and fabric.	36	sq.ft	1500	54000
5.5	Side Tables	Making of side tables in ply finished with veneer and melamine polish.	2.00	nos	6,000	12000
5.6	Wall panelling 9'Lx6'H	Making of wall panelling in ply finished in flute panels as per design.	54	sq.ft	500	27000
5.7	Dressing unit 2'Lx8'H	Making of dressing unit in ply finished with veneer and mirror as per design.	16	sq.ft	1500	24000
5.8	Curtain pelmet 17'8"Lx3'H	Making pelmet for curtain above windows in ply and finished in veneer	54	sq.ft	400	21600
6	FF	<b>Son's room</b>				
6.1	Bed 6'Lx6W	Making of Bed in ply finished with veneer and melamine polish, head board made in ply finished with cushion and fabric.	36	sq.ft	1500	54000

6.2	<b>Side Tables</b>	Making of side tables in ply finished with veneer and melamine polish.	2.00	nos	6,000	12000
6.3	<b>Wardrobe 18'Lx10'H</b>	Providing and making of new wardrobe with overhead storage and openable shutters in ply finished with veneer.	180	sq.ft	1500	270000
6.4	<b>Study Unit 8'Lx5'H</b>	Making of study unit with overhead storage in ply finished with veneer and melamine polish.	48	sq.ft	1500	72000
6.5	<b>Library unit 6'Lx8'H</b>	Making of Library unit in ply finished with veneer and melamine polish	48	sq.ft	1200	57600
6.6	<b>Dressing unit 2'Lx8'H</b>	Making of dressing unit in ply finished with veneer and mirror as per design.	16	sq.ft	1500	24000
6.7	<b>Curtain pelmet 13'Lx3'H</b>	Making pelmet for curtain above windows in ply and finished in veneer	39	sq.ft	400	15600
6.8	<b>Bedroom door renovation</b>	Refinishing of bedroom door wooden frame and door panel with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks	1.00	nos	10,000	10000
6.9	<b>Bathroom door renovation</b>	Refinishing of bathroom door with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks.	1.00	nos	8,000	8000
6.10	<b>Acrylic Jhulla in balcony</b>	Installing Acrylic Jhulla single seater circular shape with necessary chains and hooks	1.00	nos	30,000	30000
6.11	<b>Study chair</b>	Making of Single seater study chair in ply and wooden structure finished with foam and fabric.	1.00	nos	8,000	8000
6.12	<b>Bathroom shower cubicle 5'6"Lx7'H</b>	Making of glass partition and door for shower area of bathroom	39	sq.ft	600	23400
6.13	<b>Bathroom storage</b>	Making of storages in bathroom for toiletries in ply finished with acrylic	12	sq.ft	1500	18000
<b>7</b>	<b>FF</b>	<b>Master bedroom</b>				
7.1	<b>Bed 6'Lx6'W</b>	Making of Bed in ply finished with veneer and melamine polish, head board made in ply finished with cushion and fabric.	36	sq.ft	1500	54000
7.2	<b>Side Tables</b>	Making of side tables in ply finished with veneer and melamine polish.	2.00	nos	6,000	12000
7.3	<b>Wardrobe 8'Lx10'H</b>	Providing and making of new wardrobe with overhead storage and openable shutters in ply finished with veneer.	80	sq.ft	1500	120000
7.4	<b>Study Unit 8'Lx5'H</b>	Making of study unit with overhead storage in ply finished with veneer and melamine polish.	48	sq.ft	1500	72000
7.5	<b>Curtain pelmet 24'Lx3'H</b>	Making pelmet for curtain above windows in ply and finished in veneer	72	sq.ft	400	28800
7.6	<b>Study chair</b>	Making of Single seater study chair in ply and wooden structure finished with foam and fabric.	1.00	nos	8,000	8000

7.7	Recliner	Providing Recliner single seater sofa	1.00	nos	30,000	30000
7.8	Terrace chairs	Providing and installing artificial cane look fibre chairs with coffee table in small balcony area	2.00	nos	7,000	14000
7.9	Bedroom door renovation	Refinishing of bedroom door wooden frame and door panel with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks	1.00	nos	10,000	10000
7.10	Bathroom door renovation	Refinishing of bathroom door with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks.	1.00	nos	8,000	8000
8	FF	<b>Walkin Closet &amp; Meditation room</b>				
8.1	Wardrobe 13'Lx10'Hx2nos	Making of new wardrobe with overhead storage and openable shutters in ply finished with veneer.	260	sq.ft	1500	390000
8.2	Shoe rack & cosmetic storages	Making of shoe rack and cosmetic storages in ply finished with veneer	250	sq.ft	1500	375000
8.3	Closet door	Refinishing of bedroom door wooden frame and door panel with veneer and melamine polish also finished with metal inlays, also installing new door handles and locks	1.00	nos	15,000	15000
8.4	Powder room door	Making of new door with frame for powder room in ply and veneer finish.	1.00	nos	15,000	15000
8.5	new brick wall	Making new brick wall to close door opening with both sides plaster	24	sq.ft	300	7200
9		<b>Jaquizzi bathroom</b>				
9.1	Demolition	Demolishing and removing of existing bathroom tiles and flooring along with all sanitary fittings and plumbing lines.	350	sq.ft	50	17500
9.2	New Plumbing lines	Installing new plumbing lines for installing jaquizzi in bathroom.		L.S		45,000
9.3	Jaquizzi	Installing fibre mould Jaquizzi in bathroom including its sanitary fittings		L.S		75,000
9.4	Wall and floor tiles	Installing new walls and floor tiles in bathroom	350	sq.ft	300	105000
9.5	Door & window marble frames	Making new door and window marble frames	31	rft	500	15500
		<b>Total Amount of Carpentry &amp; civil works</b>				<b>42,08,950</b>
		Please note - All furniture will be made in BWP ply (boiling water proof or full marine ply).				
B		<b>Electrical &amp; HVAC works</b>				
1	Point wiring	Providing and installing of new wirings for lights, fans and power points as per requirement (please note this is approximate cost, and final cost will be accounted as per actual in final bill)(GM switches considered)	250.00	Nos	1,200	3,00,000

2	<b>Light fittings</b>	Providing and installing new light fittings such as Led Panel lights, Profile lights, COB lights as per design.	150.00	Nos	1,500	2,25,000
3	<b>Ceiling Fan</b>	Providing and installing ceiling fans.	8.00	nos	5,000	56,000
4	<b>Decorative light fittings</b>	Providing and installing decorative lights in living dining and bedroom areas.	4.00	nos	40,000	1,60,000
5	<b>AC units</b>	Providing and installing Split AC units in all rooms including copper piping and drain piping	8.00	nos	35,000	2,80,000
		<b>Total cost of electrical &amp; HVAC works</b>				<b>10,21,000</b>
<b>C</b>		<b>False ceiling works (Gypsum)</b>				
1	<b>GF</b>	Foyer area	330	sq.ft	75	24750
2	<b>GF</b>	Family room	540	sq.ft	75	40500
3	<b>GF</b>	Kitchen area	360	sq.ft	75	27000
4	<b>GF</b>	Living room & Dining area	1246	sq.ft	75	93450
5	<b>GF</b>	Guest bedroom	460	sq.ft	75	34500
6	<b>FF</b>	Passage area	250	sq.ft	75	18750
7	<b>FF</b>	Kids room	540	sq.ft	75	40500
8	<b>FF</b>	Master bedroom	654	sq.ft	75	49050
9	<b>FF</b>	Walkin closet	420	sq.ft	75	31500
10	<b>FF</b>	Powder room and Jaquizzi	180	sq.ft	75	13500
		<b>Total cost of False ceiling works</b>				<b>3,73,500</b>
<b>D</b>		<b>Painting works &amp; polishing works (Asian royal paint)</b>	10000.00	Sq.ft	40.00	4,00,000
<b>E</b>		<b>Other items</b>				
1	<b>Wall papers</b>	Wallpapers in living room, kids room and master bedroom(optional)		L.S		50,000
2	<b>Bed mattress</b>	Bed mattresses(branded)	3.00	nos		90,000
3	<b>Artifacts</b>	All artifacts like wall paintings, Wall murals, shelf artifacts, wall clocks etc		L.S		35,000
4	<b>Curtains</b>	Providing and installing curtains in all rooms		L.S		1,00,000
		<b>Total amount</b>				<b>2,75,000</b>
<b>F</b>		<b>Design fees including 3d views</b>		L.S		2,25,000
		<b>Grand total of all items (A to F)</b>				<b>65,03,450</b>
		<b>GST 18%</b>				<b>11,70,621</b>
		<b>Total amount with GST</b>				<b>76,74,071</b>
<b>Please note - Above quotation may vary 5% plus or minus depending on actual site conditions.</b>						

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Rekha R. Bhimjyani**

Residential Bungalow No. K-54, Enclave C', Type - K, "Neelkanth Woods", on Plot Bearing Survey No. 312/1A, 312/1B, 313/1, 2 & 3, 314/1 to 9, 315/1, 2 & 3, 316 (P), 317/1 to 4, 318/1A, 1B, 1C, 318/1D/1 & others, Village - Majiwade, Thane (West), Taluka & District - Thane, Pin Code - 400 607, State - Maharashtra, Country - India.

Latitude Longitude: 19°14'41.4"N 72°58'06.9"E

## Valuation Done for:

Think. Innovate. Create  
**Punjab National Bank**  
MCC-2 Fort P M Road Branch  
United Bank of India Building, 3rd Floor, 25 Sir P M Road, Opposite Citibank, Fort,  
Mumbai - 400 001, State - Maharashtra, Country - India.

**Vastukala Consultants (I) Pvt. Ltd.**  
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