

Vetting Report Prepared For: UBI / Panchavati Branch / Smt. Nita Rajesh Sangle (3875/2302588)

Page 1 of 3

Vastu/Nashik/09/2023/3875/2302588
16/11-232-CHV
Date: 16.09.2023

To,
The Branch Manager
Union Bank of India
Panchavati Branch
Shop No. 1 2 3 Rupashri Apartment Opp, Taxi Stand Dindori
Road Panchavati, Nashik - 422 003, 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 Plot No.177 + 178, Survey No.4,5,7 to 10,281 & 282, Behind Dalvi Farm, Warvandi Link Road, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs **M/s. Real Land Developers and Builders**. Name of Proposed Purchaser: **Smt. Nita Rajesh Sangle**.

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Ar. Hemant Bhavsar received on dated 05.09.2023. The Estimate amount is **Rs. 9,30,000/- (Rupees Nine Lakh Thirty Thousand Only)**

The said Cost Vetting Certificate is valid upto next 6 months Only.

Thanking you

Sincerely yours

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For **VASTUKALA CONSULTANTS (I) PVT. LTD.**



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

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Estimate

ARCHITECT
HEMANT BHAVSAR

Estimate

Estimate for the proposed Residential bungalow on plot no. - 177+178, S.No. 4 A, Mhasnal ahiwar,
Tal:- Nashik, Dist. Nashik, For Mr. NITA RAJESH SANGLE

Abstract Sheet

Date: - 05 Sept 2023

Sr.No.	Description of Item	Unit	Qty.	Rate	Amount	
1	Excavation in Hard Murrum	m ³	10.1875	40.75	3565.53	
2	PCC (1:3:6)	m ³	3.04031	12.191	12161.25	
3	Murrum filling in plinth with approved Material	m ³	22.5084	90.034	14630.48	
4	Rubble Soling	m ²	31.5472	124.19	13350.29	
5	RCC Footings (M20)	m ³	2.48003	9.9225	18728.72	
6	RCC Col up to plinth (M20)	m ³	1.07438	4.2975	8111.53	
7	RCC Ground Beams/ Plinth Beams (M20)	m ³	3.96938	15.998	30195.28	
8	RCC Coping (M20)	m ³	0.84375	3.375	6370.51	
9	RCC Columns in Superstructure (M20)	m ³	3.85813	15.593	29430.84	
10	RCC Beams (M20)	m ³	760.875	31.865	6039056.25	
11	RCC Slab (M20)	m ³	12.7313	51.165	38573.94	
12	RCC Chajja / Parā (M20)	m ³	0.485	2.25	4207.50	
13	RCC Steps	m ³	0.82688	3.3075	6406.24	
14	TMT Bar Reinforcement (Basic Rate - Rs. 44000/MT)	MT	1.54688	6.1875	51000	78850.63
15	23 Cms. Brickwork in plinth	m ³	215.438	8.9175	5200	1120275.00
16	150mm thick Brick Masonry	m ²	21.0234	84.094	850	13605.23
17	230mm thick Brick Work in superstructure	m ³	13.8575	54.83	3000	15442.00

18	Sandfaced Plaster	m ²	111.98	447.84	575	84377.00
19	Neeru finished / Backing Coat plaster	m ²	182.204	849.14	350	58758.42
20	Antiskid Ceramic tile (basic rate-Rs -40/Sqft)	m ²	2.25443	10.304	850	1841.78
21	Ceramic Tiles (Basic Rate - 46Rs./Sft)	m ²	11.9741	54.428	700	8090.54
22	Vitrified Tiles skirting (Basic Rate - 50Rs./sft)	Rmt	25.9028	118.01	185	4803.11
22a	Vitrified Tile Flooring (1:6) (Basic Rate - 50Rs./sft)	m ²	37.0209	148.08	1200	44425.13
23	mosaic	Rmt	27.8383	111.34	850	23680.02
23a	Nashik Teak wood door frame	Rmt	3.06663	12.283	2100	8437.81
24a	Malaysian door frame	Rmt	5.9025	23.85	950	5386.25
24b	R.C.C. door frame	No	0.9375	3.75	1250	1171.88
25	35 mm THK flush door (single leaf)	m ²	3.5075	15.99	2750	10893.13
26,27	Aluminium Sliding Windows (3 Track, 14G, Anodised Zincal Sections, 2 Glazed shutter with 1 Mosquito Net)	m ²	6.84	27.36	3300	23187.60
26	MS Grills, Railings	m ²	6.50813	28.033	2100	13667.05
27	MS Safety Door	m ²	0.945	3.78	3500	3307.50
28	Oil Bound Distemper	m ²	148.677	594.71	250	37169.30
29	APEX exterior water based acrylic paint	m ²	111.95	447.84	180	20152.80
30	Green marble kitchen platform	Rmt	1.20935	4.8375	6500	7860.94
31	Kotah steps	m ²	3.29063	13.163	3500	11517.19
32	Plumbing Work (Internal PVC pipe & External PVC Pipe - Limited for 2 Bath-WC & 1 Kitchen) (Including Solar water Heater Lines & Plumbing & sanitary fittings)	Lumpsum				35000.00

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33 Sanitary Fittings				
a WC Pan	No.	4	2200	8800.00
b Wash Basin	No.	2	2800	5600.00
34 Plumbing Fittings				
a Ball Cock	No.	8	2350	18800.00
b Angle Cock	No.	8	893	7144.00
c Filter Cock	No.	4	2350	9400.00
d Wall Meter	No.	3	3550	10650.00
e Shower Rose with arm	No.	3	1250	3750.00
f Sink Cock	No.	1	3250	3250.00
35 Sintex Water Tank				
	Litres	1800	12.5	12500.00
36 Concealed Electrification Points				
	Point	80	350	28000.00
Total				9009971.58
GST (average) 12%				900396.59
Net Total				9038368.17
In Words - Rupees Nine Lacks Thirty Eight Thousand Three Hundred Sixty Eight				
Notes :-				
1 Basic Rate of Cement - Rs. 360 / Bag				
2 Basic Rate of TOR Steel - Rs. 51000 / MT				
3 Basic Rate of River Sand- Rs.-6000 / Brass				
 ARCHITECT HEMANT BHAVEKAR Ar. Hemant Bhavekar, 7, Suvarnakalash, B Road Corner, Mahatma Nagar Water Tank Road, Nashik.				

The Estimate amount is **Rs. 9,30,000/- (Rupees Nine Lakh Thirty Thousand Only)**