



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.**

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Vetting Report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.16 17:02:45 +05'30'

Auth. Sign.



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

ARCHITECT
HEMANT BHAVSAR

Estimate

Estimate for the proposed Residential building on plot no. - 177-178, S.No. 4 A, MFARSI station,
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	3565.63
2	PCC (1:3:6)	m ³	3.04031	12.181	32161.25
3	Murrum filling in place with approved Material	m ³	22.5384	50.634	14630.48
4	Rubble Soling	m ²	31.0472	124.19	10350.29
5	RCC Footings (M20)	m ³	2.48003	9.9225	7659
6	RCC Col up to plinth (M20)	m ³	1.07438	4.2975	7059
7	RCC Ground External Plinth Beams (M20)	m ³	3.90038	15.998	7059
8	RCC Coping (M20)	m ³	0.84375	1.375	7530
9	RCC Columns in Superstructure (M20)	m ³	3.88813	15.583	7159
10	RCC Beams (M20)	m ³	7.99875	31.895	7159
11	RCC Slab (M20)	m ³	12.7913	51.165	7159
12	RCC Chajja / Parap (M20)	m ³	0.495	2.25	8020
13	RCC Steps	m ³	0.82885	3.3075	7750
14	TMT Bar Reinforcement (Basic Rate - Rs. 44000/MT)	MT	1.54635	6.1875	51000
15	23 Cms. Brickwork in plinth	m ³	215.438	6.9175	5200
16	150mm thick Brick Masonry	m ²	21.0234	64.094	850
17	250mm thick Brick Work in superstructure	m ²	13.8575	54.83	800

18	Sandfaced Plaster	m ²	111.95	447.84	575
19	Neels finished / Backing Coat plaster	m ²	102.204	649.14	350
20	Antefix Ceramic tile (basic rate-Rs. -40/Sqft)	m ²	2.25445	10.204	850
21	Ceramic Tiles (Basic Rate - 4000/Sqft)	m ²	11.0741	54.425	750
22	Verified Tiles flooring (Basic Rate - 5000/Sqft)	Rm	25.0028	118.01	185
22a	Verified Tile Flooring (1.9) (Basic Rate - 22a 5000/Sqft)	m ²	37.0209	148.03	1200
23	masonry	Rm	27.8353	111.34	890
23	Nashik Teak wood door frame	Rm	3.06663	12.295	2100
24	Massian door frame	Rm	5.9028	23.85	900
24	R.C.C. door frame	Rm	0.8375	3.75	1250
25	35 mm Thk flush door (single leaf)	m ²	3.0675	15.89	3750
26,27	Aluminium Sliding Windows (3 Track, 18G, Anodized Zinc Sections, 2 Glazed shutter with 1 Mosquito Net)	m ²	6.84	27.38	3350
26	MS Grills, Railings	m ²	6.50913	28.035	2100
27	MS Safety Door	m ²	0.945	3.78	3500
28	CV Bound Distemper	m ²	146.677	594.71	250
29	APEX exterior water based acrylic paint	m ²	111.95	447.84	180
30	Green marble kitchen platform	Rm	1.20938	4.8375	6600
31	Kitchen steps	m ²	3.25003	13.193	3500
32	Plumbing Work (Internal CPVC pipe & External PVC Pipe - Limited for 2 Bm-WC & 1 Kitchen) (Including Solar water Heater Unit)	Lumpsum			35000.00
33	Plumbing & sanitary fittings	Lumpsum			

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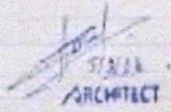


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33 Sanitary Fittings				
a WC Pan	No.	4	2200	8800.00
b Wash Basin	No.	2	1800	3600.00
34 Plumbing Fittings				
a BT Cock	No.	8	2250	18000.00
b Angle Cock	No.	8	850	6800.00
c Filter Cock	No.	4	2350	9400.00
d Wall Mixer	No.	2	5350	10700.00
e Shower Rose with arm	No.	2	1250	2500.00
f Sink Cock	No.	1	2250	2250.00
35 Sinter Water Tank				
	Litres	1000	12.5	12500.00
36 Concealed Electrification Points				
	Point	60	650	39000.00
Total				8069971.58
GST (average) 12%				968396.59
Net Total				9038368.17
In Words - Rupees Nine Lakh 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. 4000 / Brass				
 ARCHITECT HEMANT BHEVAR Ar. Hemant Bhevar, 7, Suvarkalash, B Road Corner, Mahatma Nagar Water Tank Road, Nashik.				

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