



Vetting Report Prepared For: UBI / Nashik City Branch / Mr.Sukdev Tatyaba Karad (006225 /2304419)

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Vastu/Nashik/01/2024/006225/2304419
09/7-121 -CCBS
Date: 09.01.2024

To,
The Branch Manager
Union Bank of India
Nashik City Branch
Navondar Sankul, 1366, M-1 Racca Colony, Sharanpur Road
Nashik – 422 002, State - Maharashtra, Country - India.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and Farm House on Gat No.211, Ground Floor + First Floor Beside Ghadge Patil Collage, Bhatkudgaon – Dhorjalgaon Road, At – Dhorjalgaon, Taluka-Shevgaon, District - Ahmednagar, PIN - 414 501, State - Maharashtra, Country – India belongs to **Mr.Sukdev Tatyaba Karad.**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Ar. Shankar Buchade received on dated 04.09.2024. The Estimate amount is **Rs.75,00,000/- (Rupees Seventy-Five 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.09 15:49:01 +05'30'

Auth. Sign.



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: Valuation 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

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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Estimate

ABSTRACT FOR MR.SUKDEV TATYABA KARAD					
OF PROPOSED RESIDENTIAL BUNGLOW ON GUT NO.211, AT :- DHORJALGOAN, TAL :- SHEVGOAN, DIST :- AHMEDNAGAR					
SR NO	DESCRIPTION	QTY	RATE (RS)	UNIT	AMOUNT (RS)
1.	EXCAVATION Excavation for foundation in All types of soil including removal of excavated material and preparing bed for foundation	235.00	120	Cumt	28200
2.	P.C.C IN FOUNDATION P/Linstu cement concrete 1:4:8Including form work compacting and curing	5.20	2488	Cumt	12937.6
3.	P.C.C IN PLINTH P/Linstu cement concrete 1:4:8Including form work compacting and curing	12.74	2488	Cumt	31697.12
4.	R.C.C FOOTING P/Linstu cement concrete M-20 For R.C.C work foundation including Bailing of rain water, compaction and curing Formwork, centering including finishing etc complete, Exc reinforcement	18.64	3977	Cumt	74131.28
5.	R.C.C COLUMN UPTO PLINTH P/Linstu cement concrete M-20 For R.C.C work foundation including Bailing of rain water, compaction and curing Formwork, centering including finishing etc complete, Exc reinforcement	4.26	6172	Cumt	26292.72
6.	R.C.C GROUND/PLINTH BEAMS P/Linstu cement concrete M-150 For R.C.C beams including, compaction and curing Formwork, centering including finishing etc complete, Exc reinforcement	7.58	6994	Cumt	53014.52
7.	MURUM FILLING and SOLING Filling in plinth with murum in 15-20Cm layers including watering and compaction complete with 9" soling with approved stone	88.23	290	Cumt	25586.7
8.	R.C.C COLUMN ABOVE PLINTH P/Linstu cement concrete M-150For R.C.C columns including, compaction and curing Formwork, centering including finishing etc complete, Exc reinforcement	4.56	6432	Cumt	29329.92
9.	R.C.C FLOOR BEAMS P/Linstu cement concrete M-150For R.C.C beams including, compaction and curing Formwork, centering including finishing etc complete, Exc reinforcement.	9.25	6994	Cumt	64694.5
10.	R.C.C SLAB P/Linstu cement concrete M-150 1:2:4 For R.C.C slab including, compaction and curing Formwork, centering including finishing etc complete, Exc reinforcement.	18.78	7133	Cumt	133957.74
11.	R.C.C LINTEL AND CHAJJA P/Linstu cement concrete M-150 1:2:4 For R.C.C lintel and chajja including, compaction and curing Formwork, centering including finishing etc complete, Exc reinforcement	5.20	6994	Cumt	36368.8

12.	BURNTBRICK MASONARY (9"thk) Providing 1 st class burnt brick masonry 9"thk with I.S Type in c.m 1:6 in super structure including racking of Joints watering and scaffolding complete	51.28	4368	Cumt	223991.04
13.	BURNT BRICK MASONARY (6"thk) Providing 1 st class burnt brick masonry 6"thk with I.S Type in c.m 1:6 in super structure including racking of Joints watering and scaffolding complete	30.25	4368	Cumt	132132
14.	PLY DOORS with flush door shutters P/F laminated PLY doors frames with laminated 30 mm blockboard flush door, both side laminated with necessary fittings etc complete (including door frame) 5033*2800	14	11800	No	165200
15.	M.S grill and UPVC windows P/F M.S grill of 14 mm dia with pipe frame for windows and UPVC 3 track window as per specification etc. complete	11.25	10200	Sqmt	114750
16.	ITALIAN MARBLE FLOORING and Skirting P/L Italian Marble flooring in req. position set on abed of 1:6 Mortar including filing of joints etc complete joints etc complete	215.00	9148	Sqmt	1968820
17.	INTERNAL CEMENT PLASTER with gypsum Providing 12mm thk internal cement plaster in single coat inc.m:1:5 with 10mm thk gypsum finish in all positions including scaffolding And curing etc complete	223.00	315	Sqmt	70245
18.	EXTERNAL CEMENT PLASTER Providing 20mm thk external cement plaster in double coat in c.m:1:4 in all positions including base coat 15mm thk using water proofing compound scaffolding And curing etc complete	625.00	295	Sqmt	184375
19.	WATER PROOFING with China Mosaic Providing and applying brick bat cement ghotal over terrace slabs with china tukadi on top in reqd design including fixing, curing etc complete	66.52	1050	Sqmt	69846
20.	PAINTING Providing and applying 1 coat of acrylic primer and 2 coats of full Ultima paint with texture Externally and 2 coats of lusture internally over 1 coat of primer Including cleaning and preparation of surface curing etc complete	LUMPSUM			10,50,000
21.	R.C.C STAIRCASE with steel railing, granite tread and riser P/L instu r.c.c staircase in cement concrete M-200 including, compaction And curing formwork centering finishing etc with granite tread and riser and skirting with moulding cleaning and P/F steel railing 304 grade with steel or glass etc complete	7.20	3800	NO	27360
22.	KITCHEN OTTA Black granite top kitchen otta over a frame of m.s with bison board sheet and steel sink with moulding wherever required	3.65	12000	Rmt	43800
23.	GLAZED TILES P/F Glazed tiles for toilet, bathroom and kitchen otta of approved make as per specified design and pattern with curing etc all complete.	75.00	1600	Sqmt	120000

Estimate

24	M.S RAILING over porch, balcony	6.24	5000	Rmt	31200	
	P/F M.S railing over porch and balc.steel railing 304 grade with steel or glass etc complete					
25	REINFORCEMENT	9.66	42500	ton	410550	
	P/F mild steel bar, HYSD bar reinforcement as per detailed design drawings including cutting bending hooking the bars as required complete.					
26	Providing R.C.C UnderGround & Overhead Water tank with China mosaic water proofing .	12000.00	14	lit	168000	
27	COST OF COMPOUND with GATE	10.54	9700	Rmt	102238	
	Constructing 6" b.b masonry compound wall 1.5m high with plastering and painting with r.c.c beam below with piling 5 ft deep at 7' c/c and 9"x12" R.C.C beam with P/F m.s gate 11 feet wide as per design.					
28	Painting Fabrication Item with Duco Paint	45.65	7250		330962.5	
	Painting and finishing fabrication work with two coats of Duco Paint as required etc. complete					
29	SIDE DEVELOPMENT (Flower bed,Paving work,Landscaping,etc.)	Lumpsum			750000	
					6477680	
30	COST OF DRAINAGE / PLUMBING	8%			518214	
31	COST OF ELECTRIFICATION	5%			323884	
32	CONTINGENCY	5%			323884	
TOTAL COST OF STRUCTURE					RS	7643663
						Say Rs = 76,43,660.00
IN WORDS : SEVENTY SIX LAKHS FOURTY THREE THOUSAND SIX HUNDRED SIXTY RUPEES ONLY						



SPACE DESIGNERS
AR. SHANKAR BUCHADE



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Estimate



Date:-04/09/2023

TO WHOM SO EVER IT MAY CONCERN

This is to certify that, the Estimate of proposed Residential Bungalow in Gut No.211, At. Dhorjalgoan, Tal.- Shevgoan Dist. Ahmednagar. For **Mr. Sukdev Tatyaba Karad is Rs. 76,43,660 /-** (Seventy Six Lakhs Forty Three Thousands Six Hundred Sixty Rupees Only.

Rates quoted in this estimate are as per the prevailing market rates and They are correct as per best of my knowledge.



Ar. Shankar Buchade
B.Arch.
CA/2002/29640

Head office: 1, Kanak Apartment, Swami Samarath Chowk, Gangapur Road, Udaynagar, Nashik. Tel/Fax: (0253) 2340533
Email: designerspace@gmail.com | web: www.spaced.co.in

The Estimate amount is **Rs.75,00,000/- (Rupees Seventy-Five Lakh Only.)**