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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/04/2024/008172/2305939
11/14-78-RYBS
Date: 11.04.2024

To,
State Bank of India
Adgaon Branch
Vibhuti, Plot No. 1, Survey No.501, Nashik-Agra Road, Adgaon Shivar,
Nashik - 422003, State – Maharashtra, Country – India.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and Row House on **Plot No.27**, Proposed Ground + First Floor, Survey No.229/1, Near Siddhivinyak Park, Asha Nagar, Rasbihari Link Road, Village – Nashik, Pincode – 422 003, Taluka & District – Nashik, State – Maharashtra, Country – India belongs to **Shri. Samadhan Sunil Gurav.**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Lab Associates received on dated.10.04.2024. The Estimate amount is **Rs.29,00,000/- (Rupees Twenty-Nine 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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.11 14:40:16 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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Regd. Office

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Sl. No.	DESCRIPTION	UNIT	QTY	EST. AMT
9	WATER PROOFING			
192.38	Providing Water proofing treatment to newly laid fully cured concrete slab of terraces by applying first coat of polymer modified semi viscous paste prepared by mixing polymer of approved make (such as Master seal 550) brush board Roff Napecrete ebacrete Monobond Prima shield Hypercrete Master (note M 81) and Cement in 1:2 proportion (1 liter polymer : 2 kg. cement) or Robnet water proofing system in two coats (1 kg powder, 700 ml water and polymer jelly for first coat & 1 kg powder, 500 ml water & polymer jelly for second coat) to a neatly cleaned and dust free concrete surface and up to 300 mm over parapet wall prepared by removing loose and deposited material with brush and water, laying glass fibre mesh of 10 x 10 specification of approved make over tacky surface of first coat, brush and water, followed by second coats in transverse direction, bring mechanical protective cover to polymer coating treatment with brick bat coated with burnt broken brick bat laid in C.M. 1:5 admixed with approved water proofing	sq.m.	13.96	13,96,081.00
10	BRICK WORK			
75.48	Providing brick masonry in cement mortar 1:6 using Second class burnt bricks in foundations and plinth of inner walls in plinth of external walls including bulging out water manually, striking joints on unexposed faces, raking out joints on exposed faces and watering complete.	sq.m.	15,388.00	14,08,576.20
11	PLINTH FILLING			
141.51	Filling in plinth and floors with approved excavated materials in 15 cm to 20 cm layers including watering and compaction complete.	cu.m.	7,785.00	7,785.00

Sl. No.	DESCRIPTION	UNIT	QTY	EST. AMT
12	FLOORING			
190.54	Providing and fixing ceramic tiles of approved quality and size, 7 mm thick for flooring in required position laid on a bed of 1:4 cement mortar including cement float, filling joint with white colour cement slurry, cleaning, curing complete. Additional Item Spec. No. As directed by Engineer in charge.	sq.m.	1,21,300.00	14,38,242.00
13	SKIRTING AND DADO			
4.46	Providing and fixing in required positions, skirting or dado of polished Kota stone slabs 25mm to 30mm thick and of required width on 1:2 lime plaster / 1:4 cement plaster including cement float, filling joints with cement slurry, curing, rubbing, polishing and cleaning complete.	sq.m.	1,993.00	14,428.78
14	WINDOW SILL			
1.95	Providing sills of polished Kota stone 40 mm to 50 mm thick, on a bed of 1:4 cement mortar including cement float, filling joints with slurry, curing, polishing and cleaning complete.	sq.m.	1,782.00	1,512.76
15	MILD STEEL FOR WINDOW, GATE AND			
12.79	Providing and fixing mild steel grill work for windows, ventilators etc. as per drawing including fixtures, necessary welding & painting with one coat of anti-rust paint & two coats of oil painting complete.	sq.m.	1,182.00	1,19,962.36
16	DOOR SHUTTER AND FRAME			
5.63	Providing and fixing single leaf paneled door C.C.T.W. 60mm x 100mm frame without ventilator, shutter 35mm thick as per detailed drawing consisting C.C.T.W. vertical stiles & top rail 95mm x 35mm & lock & bottom rail 195mm x 35mm & panel with 12 mm thick marine plywood (Conforming IS 1097:1981) including brass fixtures & fastenings & T.W. heading at junctions of panels inserted including 3 coats of oil painting complete. Additional Item Spec. No. As directed by Engineer in charge.	sq.m.	1,000.00	1,50,670.00

Sl. No.	DESCRIPTION	UNIT	QTY	EST. AMT
17	INTERNAL PLASTER			
445.42	Providing internal cement plaster 12mm thick in single coat in cement mortar 1:4 without neer finish to concrete or brick surfaces, in all positions including scaffolding and curing complete.	sq.m.	1,145.00	7,64,585.00
18	NEERU FINISH			
445.42	Providing neer finish to plastered surfaces in all positions except ceiling including scaffolding and curing complete.	sq.m.	1,324.00	14,253.44
19	NEERU FINISH FOR CEILING			
184.45	Providing neer finish to plastered surfaces for ceiling including scaffolding and curing complete.	sq.m.	1,438.00	1,793.35
20	EXTERNAL PLASTER			
297.78	Providing sand faced plaster externally in cement mortar using Karsali / Kasabi or similar type of sand, in all positions including base coat of 15mm thick in C.M. 1:4 using waterproofing compound at 1kg per cement bag, curing the same for not less than 3 days and keeping the surface of the base coat rough to receive the sand faced treatment 6 to 8mm thick in C.M. 1:4, finishing the surface by taking out grains and curing for fourteen days, scaffolding etc. complete.	sq.m.	1,343.00	1,10,238.54
21	INTERNAL PAINTING			
443.42	Providing and applying white wash in three coats on old/new plastered or masonry surfaces and asbestos cement sheets including scaffolding and preparing the surface by brushing & brooming down complete.	sq.m.	1,188.00	1,80,175.68

Sl. No.	DESCRIPTION	UNIT	QTY	EST. AMT
22	EXTERNAL PAINTING			
443.42	A WHITE COLOUR WASHING Providing and applying white wash in three coats on old/new plastered or masonry surfaces and asbestos cement sheets including scaffolding and preparing the surface by brushing & brooming down complete.	sq.m.	1,518.00	1,22,217.08
297.78	B.POLYMER BASED EXTERNAL PAINT Providing and applying two coats of polymer based external paint of standard manufacture like Apex from Asian Paints, Excel from Nerolac paints of approved make to the plastered surfaces including scaffolding if necessary, cleaning and preparing the surface etc. for specified buildings complete.	sq.m.	1,140.25	1,57,688.69
23	REINFORCEMENT 3KG-SQFT(1800 SQFT)			
5484.00		Kg	1,60,000	1,32,00,000.00
Total Amount				1,25,08,311.38
Adding 15% amount of total estimate for Plumbing and Electrification				1,37,74,09.68
Total (1 + 2) Cost				1,26,84,580.85
Approximate				33,58,000.00

The Estimate amount is **Rs.29,00,000/- (Rupees Twenty-Nine Lakh Only.)**




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Estimate



LAB ASSOCIATES
4A, Sheetal Apartment Near Rohit Hospital chikkrandwa Nagar Satapur Colony Nashik-12

DATE: 13.04.2024
Lakshay Pandit (D.C.E., B.E. Civil, M.E. Structure)
(Chartered Valuer)

ESTIMATE

Details of Work :- ESTIMATE FOR CONSTRUCTION OF NEW BUILDING
AT : (Mare Nagar, Rashidhara School Marg)
THA - Nashik, dist - Nashik
Owner :- Mr.SAMADHAN SUNIL GURAV. (SR.NO 2291, PNO 27)
Estimated Cost :- THIRTY THREE LAKH FIFTY EIGHT THOUSANT ONLY
(33,58,000.00 Rs)

Er.Lakshay Kailas Pandit
Flat No.4, Ghatal Aptt, Ashok Nagar Satapur Colony Nashik
Reg.No. APL 0 2356
Consulting Civil Engineer

SR.No	QTY	DESCRIPTION	RATE	UNIT	AMOUNT
1	Lump sum	Site clearing removing of debris etc complete	₹ 2,000.00	LS	₹ 2,000.00
2		EXCAVATION			
	181.00	Excavation for foundation in earth, soil of all types, sand, gravel and soft strata, including removing the excavated material up to a distance of 50 m. beyond the building area & stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary backfilling, ramming, watering including clearing and strutting etc. complete. By Manual Mazors. With Lift upto 1.5 m. soil of all types.	₹ 146.00	cum	₹ 26,338.00
3		P.C.C			
	10.40	Providing and laying in situ, cement concrete M:15 / 1:2.4 of trap / granite quartzite / gesso metal for foundation and bedding including hauling-out water manually, formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing etc. complete. (Wooden planks / shuttering will not be allowed. The shuttering should be of waterproof plywood or taler made angle and steel plate)	₹ 4,378.00	cum	₹ 45,539.31
4		FOOTING			
	23.00	Providing and laying in situ cement concrete of M-20 grade of trap / granite quartzite / gesso metal for R.C.C. work in foundations like raft, grillages, strips, foundations and footings of R.C.C. columns and steel stanchions including hauling-out water manually, formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing and roughening the surface of special finish is to be provided (Excluding reinforcement & structural steel) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed)	₹ 4,875.00	cum	₹ 1,12,162.50

SR.No	QTY	DESCRIPTION	RATE	UNIT	AMOUNT
5		RCC COLUMN			
	17.80	Providing and casting in situ cement concrete of M-20 grade of trap granite quartzite / gesso metal for R.C.C. columns as per detailed designs and drawings or as directed including fixing plastic cover block of required size at 1.5 meter C.C. near the edge of each side and at the center when the width is more than 75 cm to reinforcement to give required clear cover 40mm to 45mm from all sides in R.C.C. Column, centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete. (Excluding reinforcement.) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed. The shuttering should be of waterproof plywood or taler made angle and steel plate)	₹ 1,290.00	cum	₹ 22,763.94
6		BEAMS AND LINTEL			
	24.70	Providing and casting in situ cement concrete of M-20 grade of trap granite quartzite / gesso metal for R.C.C. beams and lincels as per detailed designs and drawings or as directed including placing in position plastic cover block of required size at 90 cm. C.C. each main bottom bars to stamping at sides to give required clear cover from all sides in R.C.C. Beam, centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete. (Excluding reinforcement. The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed. The shuttering should be of waterproof plywood or taler made angle and steel plate)	₹ 1,250.00	cum	₹ 30,875.00

SR.No	QTY	DESCRIPTION	RATE	UNIT	AMOUNT
7		RCC SLAB			
	27.75	Providing and casting in situ cement concrete of M-20 grade of trap granite quartzite / gesso metal for R.C.C. slabs and loadings canopy, waist slab with steps as per detailed designs and drawings or as directed including fixing plastic cover block of required size at 27 Nos in per 10sqm to reinforcement to give a clear cover of 15 mm in R.C.C. Slabs, fixing fan hook box of 100 mm diameter PVC or MS materials of required depth with holes or notches as required, bottom with 12 mm dia. M.S. bar bent to slope with hooked ends for fan hook and pointing to exposed surface, centering, formwork of steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete. (Excluding reinforcement. The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering	₹ 6,875.00	cum	₹ 1,90,822.25
8		RCC CHAJJA			
	1.80	Providing and casting in situ cement concrete of M-20 grade of trap granite quartzite / gesso metal for R.C.C. chajja as per detailed designs and drawings or as directed including centering, formwork of steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete. (Excluding reinforcement. The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed. The shuttering should be of waterproof plywood or taler made angle and steel plate)	₹ 6,766.00	cum	₹ 12,178.80



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