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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 6

Vastu/Nashik/04/2024/008419/2306108

26/11-247-RYBS

Date: 26.04.2024

To,

The Assistant General Manager,

State Bank of India

RACC Nashik Branch

RBO.2, The Wave Building, 1 st Floor, Opposite Shell Petrol Pump, Pathardi Road,
Nashik – 422 010, State – Maharashtra, Country – India.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and Proposed Building on Plot No. 05, Ground + Fifth Floor, Survey No. 2224/ P, Nagar Parishad Milkat No. 8045, Behind Panchwad Ganesh Mandir, Vijay Nagar, Devali Mala, Old Janori Road, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. Belongs to Name of Owner: **Sau. Pratibha Tushar Shejwal Kale.**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Architect Deepak Deore received on dated.26.04.2024. The Estimate amount is **Rs.1,42,18,985/- (Rupees One Crore Forty-Two Lakh Eighteen Thousand Nine Hundred Eighty-Five 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

Encl: Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.26 16:00:39 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,

Adgaon, Nashik-422003 (M.S.), INDIA

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Our Pan India Presence at :

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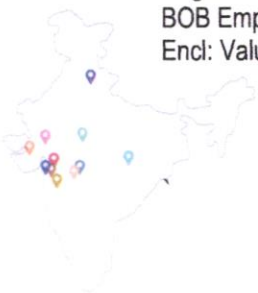
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Estimate

ABSTRACT SHEET											
I. No	Description	Qty	Unit	Rate	Amount						
						7	Providing and laying Cast in situ / Ready Mix cement concrete M - 25 of trap / granite / quartzite / gneiss metal for R.C.C. beams and lintels and curing etc. complete.(Excluding and structural steel).	34.00	Cum	10000	340000.00
1	Cleaning the entire site of all the obstacles cutting down all shrubs , grass plant roots being entirely removed before the commencement of the work.		Job	10000.00	10000.00	8	Filling in plinth and floors with approved excavated material in 15cm. to 20cm. layers including watering and compacting with murum compactor etc complete.	10.00	Cum	120	1200.00
2	Excavation for foundation in earth , soil of all types , sand , gravel and soft murum , including removing the excavated material up to a distance of 50 m. beyond the building area and stacking and spreading as directed , dewatering by pump , preparing the bed for the foundation and necessary back filling , ramming , watering including shoring and strutting etc. complete	57.00	Cum	200	11400.00	9	Filling in plinth and floors with contractors material/brought from outside and approved by Engineer incharge in layers of 15 cm to 20 cm including watering and compaction with murum compactor etc.complete.	9.00	Cum	575	5175.00
3	Providing soling using 80 mm size trap metal in 15 cm. layer including filling voids with sand / grit , ramming , watering etc. complete.	23.00	Cum	1106	25438.00	10	Providing and laying Cast in situ/Ready Mix cement concrete M-20 of trap /granite /quartzite/gneiss metal for R.C.C.slabs and landings and curing etc. complete.(Excluding reinforcement and structural steel)	80.76	Cum	11650	940854.00
4	Providing and laying Cast in situ/Ready Mix cement concrete in M-10 of trap / granite / quartzite / gneiss metal for foundation and bedding including bailing out water , formwork , laying / pumping , compacting , roughening them if special finish is to be provided, finishing if required and curing complete.	5.40	Cum	3999	21594.60	11	Providing and laying Cast in situ / Ready Mix cement concrete in M-20 of trap / quartzite /granite /gneiss metal for R.C.C. Waist slab , and steps of staircases and curing etc. complete. (Excluding einforcement , including cover block). (Newly laid concrete shall be covered by gunny bag , plastic , tarpaulin etc.)	5.40	Cum	11650	62910.00
5	Providing and laying Cast in situ cement concrete M - 25 of trap / granite /quartzite/ gneiss metal for R.C.C. work in foundations like raft , strip foundations , grillage and footings of R.C.C. columns curing etc. complete. (Excluding reinforcement and structural steel)	14.00	Cum	7500	105000.00	12	Providing and laying Cast in situ / Ready Mix cement concrete in M-20 of trap / granite / quartzite / gneiss metal for R.C.C. pardi and curing complete.(Excluding reinforcement and structural steel)	26.00	Cum	11650	302900.00
6	Providing and laying Cast in situ / Ready Mix cement concrete M-25 of trap / granite /quartzite/ gneiss metal for R.C.C. columns -and curing etc. complete. (Excluding reinforcement and structural steel)	37.60	Cum	10000	376000.00	13	Providing and laying Cast in situ / Ready Mixcement concrete M-20 of trap / granite / quartzite / gneiss metal for R.C.C. chajja for window curing complete. (Excluding reinforcement and structural steel)	2.00	Cum	11650	23300.00

Estimate

14	Providing and fixing in position TMT-FE-500 bar rein forcement of various dia meters for R.C.C.pilecaps ,footings foundations, slabs beams columns, canopies ,staircase ,newels ,chajjas ,lintels ,pardis, copings ,fins, arches etc. as per detailed designs ,drawings and schedules including cutting, bending, hooking the bars ,binding with wire sortack welding and supporting as required	40.00	M.T.	80000	3200000.00	20	Providing sand face plaster externally in two coats using approved screened sand curing the same for not less than 2 days and keeping the surface of the base coat rough to receive the sand faced treatment 8 mm thick in C.M. 1:4 and finishing the surface by taking out grains and curing for fourteen days including preparing the surface, watering , and scaffolding etc.complete.	900.00	Sqm	450	405000.00
15	Providing second class 230mm thick Burnt Brick masonry with conventional/ I.S. type bricks in cement mortar 1:6in superstructure including striking joints, raking out joints, watering and scaffolding etc. Complete	10.00	Cum	7570	75700.00	21	Providing Waterproofing in W.C.and toilet including brick bat coba in all positions consisting of specialised materials as per IS standard and covering 7 years gaurentee including all leads , lifts etc complete.	10.00	Sqm	750	7500.00
16	Providing second class Burnt Brick masonry with conventional /I.S. type bricks in cement mortar 1:4 in 150MM thick wall including mild steel longitudinal reinforcement of 2bars of 6mm diameter/ 2 hoop iron strips 25mmX1.6mm placed at every third course, properly bent and bonded at ends scaffolding,racking out joints and watering etc. complete	770.00	Sqm	1023	787710.00	22	Providing cement based water proofing treatment to terraces (Indian water proofing or alike) with brick bats 300mm x 300 mm.making the junctions at the parapet rounded and tapered top for required height, with drip mould at the junction of plaster and parapet and curing and covering 10 years Guarantee against leakproofness on Court fee stamp paper of Rs. 500/-including ponding test etc. complete.	100.00	Sqm	1080	108000.00
17	Providing internal cement plaster 20 mm thick in single coat in cement mortar 1:3 without neeru finish to concrete, stone surface, in all positions including racking out joints , scaffolding ,providing groove at joints of stone masonry and concrete members and curing complete .	1625.00	Sqm	250	406250.00	23	Providing and laying Vitrified mirror / glossy finish tiles of RAK / Kajaria / Jhonson make having size 600mm x 600 mm x 600 mm to 605 mm of 10 mm thickness and confirming to IS 15622 - 006 (Group Bla) of approved make , shade and pattern for Flooring in required position laid on a bed of 1:4 cement mortar including neat cement float , filling joints , curing and cleaning etc complete (water absorption should not be more than 0.05%)	450.00	Sqm	1000	450000.00
18	Providing internal cement plaster 12 mm thick in single coat in cement mortar 1:3 without neeru finish to concrete slab ceiling and internal beams , soffit of waist slab , in all positions including racking out joints , scaffolding ,curing complete .	1625	Sqm	264	429000.00						
19	Providing and applying Two coats of wall care Putty on plastered surface and Ceiling and Walls to prepare surface even and smooth of approved make, etc complete	1625.00	Sqm	87	141375.00						

Estimate

24	Providing and laying Antiskid vetrified tiles of approved quality flooring of company Kajaria / Nitco / Asian of size 600 mm x 600 mm and conforming to IS 15622 - 2006 (Group B II A) for antiskid 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.	14.00	Sqm	1000	14000.00	28	Providing and fixing in position (as per 1868 / 1982) Aluminium sliding window of three tracks with window frame bottom track section 92 x 31.75 x 1.30 mm at weight 1.070 kg/Rmt.. Top and side track section 92 x 31.75 x 1.30 mm at weight 0.933 kg/Rmt. The shutter should be of bearing bottom 40 x 18 x 1.25 mm at weight 0.417 kg/Rmt. Inter locking section 40 x 18 x 1.10 mm at weight 0.469 kg/Rmt. and handle and top section 40 x 18 x 1.25 mm at weight 0.417 kg/Rmt. As per detailed drawings and as directed by Engineerincharge with all necessary Aluminium sections fixtures and fastenings such as roller bearing in nylon casting and self locking catch fitted in vertical section of shutter including 5 mm thick plain glass and aluminium mosquito net shutter with stainless steel jail with all required screws and nuts etc. complete. With powder coating without box.	129.00	Sqm	4500	580500.00
25	Providing and laying ceramic tiles of approved quality 30 cm x 60 cm size for skirting and dado in required position with ready made adhesive mortar of approved quality in required position after making the wall portion in level in plaster of cement mortar 1:4 including joint filling with white / colour cement slurry , cleaning curing complete.	151.00	Sqm	1000	151000.00	29	Providing and fixing mild steel grill work for windows, ventilators ,etc.15 Kilogram/ Square Metre as per drawing including fixtures necessary welding and painting with one coat of anticorrosive paint and two coats of oil painting complete.	129.00	Sqm	1500	193500.00
26	Providing and fixing machine cut machine polished 18mm to 20mm thick telephone black/ Amba White/ Catbary brown/ RBRed/ Ocean Brown granite stone for treads and risers of steps and staircases of approved colour and shade with full moulding and three grooved line for the trads on bed of 1:4 Cement mortar including float filling joints with neat cement slurry curing polishing and cleaning etc. complete	48.00	Sqm	1500	72000.00	30	Providing and fixing frame teak wood for doors including iron hold fas f size 300mm x40 mm x5 mm with fitting, polishing, oil painting, etc complete	92.00	Sqm	10000	920000.00
27	Providing and fixing 40mm diameter and 1.5mm thick Stainless steel hand railing in S.S.304 Grade including fabricating, fixtures, erecting, necessary welding, grinding, finishing buffing to stainless steel etc complete	25.00	Sqm	2152	53800.00	31	Providing & fixing solid core flush door in single / double leaf 32 mm thick decorative type of exterior grade as per detailed drawings with both side laminate fixed , all necessary beads , moulding and lipping with stainless steel fittings and fixtures without mortise lock and finishing with french polishing complete (4 nos hinges of 100 mm length , 2 nos handles 150 mm length , 2 nos of tower bolts of 300 mm length , 1 no of tadi patti 250 mm , 1 no of 300 mm length aldrop 20 mm dia)	90.00	Sqm	3100	279000.00

32	Providing and applying pearl /luster finish paint of approved colour and shade to the existing plaster surface including scaffolding, preparing the surface, applying the acrylic wall putti etc.complete.	1625.00	Sqm	197	320125.00	38	Providing and fixing on walls / ceiling / floors 50 mm dia. C.P.V.C.pipe with necessary fittings such as sockets, back nuts, elbows, bends, tees, reducers,enlarges,plugs clamps, etc.including necessary drilling holes in walls slabs etc. and remaking good the demolished portion to restore the same in original condition including necessary scaffolding etc complete.	60.00	Rmt	683	40980.00
33	Providing and applying two coats of exterior weather shield paint of approved manufacture and of approved colour to the plastered surfaces including leaning, preparing the plaster surface, applying primer coat,scaffolding if necessary,and watering the surface for two days etc complete.	660.00	Sqm	238	14280.00	39	Providing and fixing on walls / ceiling / floors 32 mm dia. C.P.V.C.pipe with necessary fittings such as sockets, back nuts, elbows, bends, tees, reducers,enlarges,plugs clamps, etc.including necessary drilling holes in walls slabs etc. and remaking good the demolished portion to restore the same in original condition including necessary scaffolding etc complete.	88.00	Rmt	393	34584.00
34	Providing and fixing white glazed earthenware sink 600mm x 200mm x 450mm including all connection of the G.I. supply and P.V.C. waste pipes up to the outside face of the wall, cold water chromium plated screw down bib tap, rolled steel or C.I. brackets, rubber plug with chain and stop tap complete.	5.00	No	5122	25610.00	40	Providing and laying Concealed in walls / ceiling / floors 25 mm dia. C.P.V.C.pipe with fittings such as sockets, back nuts, elbows, bends, tees, reducers,enlarges,plugs clamps, etc.including necessary drilling holes in walls slabs etc. concealed piping and remaking good the demolished portion to restore the same in original condition including necessary scaffolding etc complete.	20.00	Rmt	336	6720.00
35	Providing and fixing European type wall-hung white water closet of Paryware / Hindware with push valve concealed type with cover plate 32mm size of JAQUAR MAKE SERIES FLV-1095 including soil pipe .vent pipe up to outside face of wall ,100mm dia. G.I. plug bend inlet pipe all fittings, cuttingand making good walls, floors etc. complete.	10.00	No	12391	123910.00	41	Providing and laying Concealed in walls / ceiling / floors 20 mm dia. C.P.V.C.pipe with fittings such as sockets, back nuts, elbows, bends, tees, reducers,enlarges,plugs clamps, etc.including necessary drilling holes in walls slabs etc. and concealed piping and remaking good the demolished portion to restore the same in original condition including necessary scaffolding etc complete.	20.00	Rmt	285	5700.00
36	Providing and fixing 10 cm P.V.C.Nahani trap fixed with P.V.C.grating, bend and piece of P.V.C. pipe up to plug bend , scaffolding etc complete.	10.00	No	496	4960.00	42	Providing and fixing 50 mm dia patti valve of approved quality and make bearing I.S.I.mark including necessary sockets/unon nut complete.	2.00	No	600	1200.00
37	Providing and fixing white glazed earthenware wash hand basin of 55 centimeter x 40 centimeter size including cold water piller tap, steel brackets, rubber plugs and brass chain, stop tap, chromium plated bottle trap, and necessary pipr connection including UPVC waste pipe adn trap up to the outside face of the wall, making good the damaged surface, testing etc.complete.	5.00	No	4805	24025.00						

43	Providing and fixing 32 mm dia patti valve of approved quality and make bearing I.S.I.mark including necessary sockets/unon nut complete.	2.00	No	450	900.00	52	Providing and constructing granite kitchen platform with fixing of stainless steel sink 600 mm x 450 mm ----- ---etc. complete. (Platform top size 5.00 m x 0.60 m and height is 0.75 m)	22.00	Sqm	10000	220000.00
44	Providing and fixing 25 mm dia stop tap of brass of approved quality and make bearing I.S.I.mark including necessary sockets/unon nut complete.	10.00	No	550	5500.00						
45	Providing and fixing 20 mm dia stop tap of brass of approved quality and make bearing I.S.I.mark including necessary sockets/unon nut complete.	10.00	No	525	5250.00						
46	Providing laying & fixing P.V.C. of 75 mm dia with fittings such as bends, tees reducers, clamps etc.including necessary excavation, trench filling etc.complete.	10.00	Rmt	225	2250.00	53	Compound wall in block masonry	87.00	smtr	4000	348000.00
47	Providing and fixing 15 mm dia chromium plated bib tap with wall flange jaquar make florecent of approved brand including necessary socket union, nut complete .	5.00	No	310	1550.00	54	MS gate	6.00	smtr	3000	18000.00
						55	Lift	1.00	unit		1100000.00
48	Providing and fixing C.P. wall mixer with overhead shower with 115mm long bend pipe and wall flange jaquar florecent make of approved make including necessary sockets/union nut etc. complete.	5.00	No	1400	7000.00						1,29,26,350.60
											External & Internal Electrification @ 10%
49	Providing and constructing Brick Masonry Inspection Chamber 90cm x45cm With R.C.C. raft in B.C .soil area including cost of reinforcement,1:2.4 cement concrete channel shalf round G.S. W. pipes, BrickMasonry, plastering from inside and airtight with 75 mm thickR.C.C. cover medium duty 140Kilogrametc. complete	8.00	No	9775	78200.00						
50	Providing & laying 150 mm dia NP 2 class R.C.C.Pipe including fitting such as collers in c.m.1:2, laying, jointing (including excavation and refilling the trenches) complete.	30.00	Rmt	575	17250.00						
51	Providing & laying 225 mm dia NP 2 class R.C.C.Pipe including fitting such as collers in c.m.1:2, laying, jointing (including excavation and refilling the trenches) complete.	30.00	Rmt	675	20250.00						
Total											1,42,18,985.60
<p>Architect Deepak Deore Nashik.</p>											

The Estimate amount is **Rs.1,42,18,985/- (Rupees One Crore Forty-Two Lakh Eighteen Thousand Nine Hundred Eighty-Five Only.)**



Since 1989

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