

To,
The Branch Manager
Bank of India
Shivaji Udyan Branch
Hotel Kubera Building, Trimbak Naka, Old Mumbai Agra Road,
Shivaji Udyan, Nashik-422 001, 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.19**, Survey No.230/1 to 5/1, Behind Kalibari Temple, Buddha Vihar, Ekta Green Villa Road, Pathardi Phata, Village - Pathardi, PIN Code – 422 010, Taluka- Nashik, District – Nashik, State – Maharashtra, Country – India belongs to **Sau.Swapana Ambrish Gupte & Shri.Mihir Ambrish Gupte**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Associated Architects & Engineers received on dated 22.07.2024. The Estimate amount is **Rs.1,02,50,994/- (Rupees One Crore Two Lakh Fifty Thousand Nine Hundred Ninety-Four Only.)**

Note:1) The said Cost Vetting Certificate is valid upto next 6 months Only.

- 2) Estimate Submitted for Verification is Much More in Cost with Respective prevailing Market Rate.**
- 3) The Rate of Construction Given in The Report is As Per the Specification To be Provided and With Respect to Prevailing Market Rate.**

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

BOI Empanelment No.: MNZ:C&IC:VAL19-20

Encl: Vetting 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: 2024.07.23 10:59:44 +05'30'



Auth. Sign.



Estimate

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ASSOCIATED ARCHITECTS & ENGINEERS
38 KANISWADI NAGAR
KARNATA ARAJI MARG
MUMBAI - 400 008

ESTIMATE FOR THE PROPOSED CONSTRUCTION OF BUNGALOW ON PLOT NO. 16, S. NO. 230/1 TO 6/1 AT MAJUR PATHARDI SVKAR, MUMBAI FOR: MRS. SWAPANA AMBRISH GUPTA.

S.NO.	PARTICULARS	QTY.	UNIT	RATE	AMOUNT
1	Excavation for foundation in hard mud including retaining the excavated material upto distance of 50 metres beyond the building area and stacking and spreading as directed desludging, pumping the bed for the foundation and temporary back filling, raveling, watering including shoring and strutting etc complete (A.P. upto 2.00 m)	85.00	CUM	350.00	29750.00
2	Providing and laying in situ cement concrete M 10 / 1:3:6 of trap granite/quarterly/brick/stone molar for R.C.C. foundation and bedding & flooring including baling out water manually, formwork, compacting and curing (including cost of cement)	30.00	CUM	550.00	16500.00
3	Providing and laying in situ cement concrete M 20 of trap granite/quarterly/brick/stone molar for R.C.C. work of foundations like raft, step foundations, pilecap and footings of R.C.C. columns and steel structures including baling out water manually, compacting and curing, roughening the surface of special finish is to be provided (Excluding reinforcement & Structural steel)	25.00	CUM	1900.00	47500.00
4	Providing and casting in situ cement concrete M 25 of trap granite/quarterly/brick/stone molar for R.C.C. Pedestal as per detailed design and drawing of as directed including compacting, finishing the formed surface with CM 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening the surface of special finish is to be provided etc during (Excluding reinforcement & Structural steel)	12.00	CUM	1100.00	13200.00
5	Providing and casting in situ cement concrete M 25 of trap granite/quarterly/brick/stone molar for R.C.C. columns as per detailed design and drawing of as directed including carrying framework of stay wall, slab compacting, finishing the formed surface with CM 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening of special finish is to be provided and curing (Excluding reinforcement & Structural steel)	25.00	CUM	11800.00	295000.00

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6	Providing & casting in situ cement concrete M 20 of trap granite/quarterly/brick/stone molar for R.C.C. ground beams and slab beams as per detailed design & drawings as directed including baling out water manually, formwork, compacting and curing, roughening the formed surface of special finish is to be provided & the surface of special finish is to be provided & curing etc complete (Excluding reinforcement & Structural steel)	11.00	CUM	1500.00	16500.00
7	Providing and casting in situ cement concrete M 20 of trap granite/quarterly/brick/stone molar for R.C.C. beams and columns as per detailed design and drawings as directed including baling out water manually, formwork, compacting and curing, roughening the formed surface of special finish is to be provided & curing etc complete (Excluding reinforcement & Structural steel)	52.00	CUM	11800.00	613600.00
8	Providing and casting in situ cement concrete M 20 of trap granite/quarterly/brick/stone molar for R.C.C. slabs and landings as per detailed design and drawings including compacting, finishing the formed surface with CM 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening the surface of special finish is to be provided and curing (Excluding reinforcement & Structural steel)	60.00	CUM	13500.00	810000.00
9	Providing and casting in situ cement concrete M 20 of trap granite/quarterly/brick/stone molar for R.C.C. (2) of trap granite/quarterly/brick/stone molar for R.C.C. work of special finish including compacting, finishing the formed surface with CM 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening the surface of special finish is to be provided and curing (Excluding reinforcement & Structural steel)	6.00	CUM	16500.00	99000.00
10	Providing & casting cement concrete M 20 of trap granite/quarterly/brick/stone molar for R.C.C. wall as per detailed design & drawings including compacting, finishing the formed surface with CM 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening the surface of special finish is to be provided and curing (Excluding reinforcement & Structural steel)	4.00	CUM	16500.00	66000.00
11	Providing & casting cement concrete M 20 of trap granite/quarterly/brick/stone molar for R.C.C. wall as per detailed design & drawings including compacting, finishing the formed surface with CM 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening the surface of special finish is to be provided & curing etc complete (Excluding reinforcement & Structural steel)	2.00	CUM	16500.00	33000.00

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12	Providing and fixing in position mild steel HTSD bar reinforcement of various diameters for R.C.C. pile caps, footings, foundations, stairs, beams, columns, canopies, slabs, roofs, chajjas, lobby porches, copings, fins, arches, Trims etc as per detailed design, drawings and schedules including cutting, bending, hooking the bars, loading with wires of tack welding and supporting as required complete including cost of steel.	25.00	M.T	75000.00	1950000.00
13	Providing second class burnt brick masonry 1/2 ash brick masonry with conventional 1:5 type bricks in cement mortar 1:6 in foundations and joints of inner wall on plain external walls including baling out water manually, striking joints and unseasoned flags, raveling and joints on exposed faces and watering complete.	6.00	CUM	7900.00	47400.00
14	Filling in pits and floors with approved excavated materials in 15 cm to 20 cm layers including watering and compaction with 10 to 12 Ton Power Roller maintaining optimum moisture and compacting up to 95 % of standard Proctor density etc complete.	20.00	CUM	200.00	4000.00
15	Filling in pits and floors with contractors soil sand or m-sand in 15 cm to 20cm layers including watering and compaction with 10 to 12 Ton Power Roller maintaining optimum moisture and compacting up to 95 % of standard Proctor density etc complete.	100.00	CUM	850.00	85000.00
16	Providing and laying stone masonry in two layers of 100mm thick compacted to 150mm thick as directed, bedding with soft mud, screened stone chocks, compacting the same with power roller or vibratory compactor to the satisfaction of Engineer in Charge, including the cost of baling out water, free foundation trenches and etc using edge and pump, and/or motor and pump of suitable capacity including hire charges for machinery, erection cost, cost of fuel and oil, power, labour etc complete.	25.00	CUM	1800.00	45000.00
17	Providing second class Burnt Bricks masonry 1/2 ash brick masonry with conventional 1:5 type bricks in cement mortar 1:6 in superstructure including striking joints, raveling out joints, watering and scaffolding complete.	50.00	CUM	7900.00	395000.00

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18	Providing second class Burnt Bricks masonry 1/2 ash brick masonry with conventional 1:5 type bricks in cement mortar 1:6 in half height brick wall including half height longitudinal reinforcement of 2 bars of 6 mm diameter, half height 25 mm x 1.6 mm at every third course, properly bedded and finished at ends, scaffolding, raveling out joints and watering complete. (Excluding cost of reinforcement)	95.00	SCM	950.00	90250.00
19	Providing internal cement plaster 10mm to 12 mm thick in single coat in cement mortar 1:4 without heavy finish to concrete or brick surfaces in all positions including scaffolding and curing complete.	500.00	SCM	575.00	287500.00
20	Providing sand faced plaster externally in cement mortar using Khattak/kebab or similar type of sand in all positions including base coat of 15mm thick in CM 1:4 using waterproofer compound at 15 mm at every third course, properly bedded and finished at ends, scaffolding, raveling out joints and watering complete.	700.00	SCM	750.00	525000.00
21	Providing and applying gypsum plaster (1) with gypsum molar of Gypsum lumps (2) Bagged Gypsum molar (1) with finishing with gypsum molar in 10 to 13 millimeter thickness to previously plastered surface / or on heavy brick surface / Excluding rough coat plaster / in all positions including preparing and finishing the surface scaffolding etc complete.	500.00	SCM	325.00	162500.00
22	Providing and fixing vitrified tiles of approved quality size 500 x 500mm for flooring in required position laid on a bed of 1:4 cement mortar including cement float, filling with white cement slurry cleaning curing complete Additional Item Spec No. As directed by Engineer in charge (Basic Rate Rs. 125/- SPT)	400.00	SCM	2500.00	1000000.00
23	Providing and laying polished Italian Marble stone slabs 20 to 25 mm thick for flooring/skirting on a bed of 1:4 cement mortar including cement float, polishing and cleaning complete (Basic Rate Rs. 200/- SPT)	50.00	Sqm	7000.00	350000.00



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Estimate

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14	Providing and fixing vertical Ties of Reinforcement and size to S&D in required position and on a bed of 1:4 cement mortar including cement, sand, filling joint with white-cement mortar epoxy grouting during complete. Additional Item Spec No. As directed by Engineer in charge. (Basic Rate Rs. 125/- SFT.)	25.00	SQM	2700.00	54000.00
15	Providing and fixing vertical Ties of Reinforcement and size to S&D in required position and on a bed of 1:4 cement mortar including cement, sand, filling joint with white-cement mortar epoxy grouting during complete. Additional Item Spec No. As directed by Engineer in charge. (Basic Rate Rs. 125/- SFT.)	75.00	SQM	3000.00	225000.00
16	Providing and fixing steel Reinforcement members and work with approved quality including fixing of mesh necessary railing, setting, tying etc. complete as directed.	300.00	SQM	90.00	27000.00
17	Providing and fixing in position Aluminium window with glass panes with mosquito net shutters including all necessary bedding, masonry, plaster, painting, including cleaning etc. complete as per drawing.	50.00	SQM	5000.00	250000.00
18	As Per Attachment Variations for toilet	5.00	SQM	1000.00	17500.00
19	Providing and fixing Reinforcement Bars 10 mm dia on a bed of 1:4 cement mortar including cement, sand, filling joint with epoxy grouting during complete.	24.00	SQM	3200.00	91200.00
20	Providing and fixing MS GRD work weighing 20 kg/mtr for Bird Nets as per drawing including painting, necessary setting and painting with one coat of anticorrosive paint and two coats of primer coat complete.	55.60	SQM	3000.00	165800.00
21	Providing and fixing in position Doors out of Frame with Plywood frame work on both sides finished with approved materials including masonry, plaster, painting, including cleaning etc. complete as directed by the Architect and as per design.	25.00	SQM	9500.00	237500.00

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22	Providing and fixing vertical Ties of Reinforcement and size to S&D in required position and on a bed of 1:4 cement mortar including cement, sand, filling joint with white-cement mortar epoxy grouting during complete. Additional Item Spec No. As directed by Engineer in charge. (Basic Rate Rs. 125/- SFT.)	20.00	SQM	4000.00	90000.00
23	Providing and fixing steel Reinforcement members and work with approved quality including fixing of mesh necessary railing, setting, tying etc. complete as directed.	5.00	SQM	1400.00	17500.00
24	Providing and fixing aluminium steel railing including glass work as per design and drawings and as directed by the Architect.	25.00	SQM	6000.00	150000.00
25	Providing and fixing in position Toilet Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	4.00	SQM	7000.00	28000.00
26	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	10.00	SQM	6000.00	60000.00
27	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	2000.00	LTR	19.00	17000.00

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28	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	1.00	M2	20000.00	60000.00
29	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	110.00	SQM	1400.00	154000.00
30	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	110.00	SQM	1400.00	154000.00
31	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	600.00	SQM	375.00	225000.00
32	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	700.00	SQM	340.00	238000.00

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33	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	5.00	M2	10000.00	50000.00
34	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	150.00	SQM	1400.00	210000.00
35	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	80.00	M2	12000.00	96000.00
36	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	1.00	M2	20000.00	20000.00
37	Providing and fixing in position Blocks out of Frame, plaster about frame in two parts including masonry, plaster, painting etc. as per drawing including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing. Both sides including masonry, plaster, painting etc. as per drawing.	1.00	M2	20000.00	20000.00
SOFT OF CIVIL WORK				TOTAL RS	1287100.00
				SAY RS	1,28,71,000/-

NOTE: DRY WILL BE PAID EXTRA AT ACTUALS

By ASSOCIATED ARCHITECTS & ENGINEERS
 (As Per Drawing No. 10/1)

The Estimate amount is Rs.1,02,50,994/- (Rupees One Crore Two Lakh Fifty Thousand Nine Hundred Ninety-Four Only.)



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