

To,
The Assistant General Manager,
Union Bank of India
Ambad Branch, Nashik
Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector,
Ashwin Nagar, Near Sambhaji Stadium, Cidco, Nashik-422009,
State – Maharashtra, Country – India.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and **Bungalow on Plot No.13**, Survey No.446/2/13, Near Om Sai Hospital, Ashwamegh Nagar, Village – Makhmalabad, Taluka & District - Nashik, PIN - 422 004, State - Maharashtra, Country – India belongs to **Ekata Yashvant Mahale**.

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Saivatsal Structural Consultant received on dated.01.08.2024. The Estimate amount is **Rs. 31,50,000/- (Rupees Thirty One Lakh Fifty Thousand 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.**

Sharadkumar B. Chalikwar

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: 2024.08.02 17:23:52 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)


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

Encl: Vetting report

Auth. Sign.




Estimate




Date: - 01 August 2024

NAME OF PROJECT: ESTIMATE FOR THE PROPOSED CONSTRUCTION OF ROW-HOUSE, AT PLOT NO. 13 S. No. 446/2, MAKHMALABAD, NASHIK.		
Recapitulation Sheet		
Sr. No.	Name of Work	Amount
1	Proposed Civil Work	₹ 57,16,510.54
2	Plumbing Work and Labour Cost (2.5%)	₹ 1,42,912.76
3	Electrification (2.5%)	₹ 1,42,912.76
4	Total	₹ 60,02,336.07
	Say	₹ 60,02,340.00


Er. Parth C. Bhavsar
 B.E. M.E. (Structures) A.M.I.E.
 Structural Engineer & Chartered Engineer
 Reg. No.: NMCB/R/2022/APL/00563, Valid up to 31.12.2024
 Chartered Engineer- AM1945214


Address: Sai Prasad Apt, Near Kashyapi Udyan, Back Side of Namco Bank, Vidya Vikas Circle, Gangapur Road, Nashik - 422013. Page 1

NAME OF PROJECT: ESTIMATE FOR THE PROPOSED CONSTRUCTION OF ROW-HOUSE, AT PLOT NO. 13 S. No. 446/2, MAKHMALABAD, NASHIK.				
Abstract Sheet				
Sr. No.	Items of Work	Quantity	Rate	Amount
1	Excavation for foundation in earth, soil of all types, sand, gravel and soft materials, including removing the excavated material up to a distance of 50 m. beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift upto 1.5 m.) By Mechanical Means.			
	Excavation	58.29	207.0	Cubic Metre 12,066.03
2	Providing and laying Cast in situ/Ready Mix cement concrete in M15 of trap/granite/quartzite/gneiss metal for bed blocks, foundation blocks and such other items including bailing out water, Steel centering, formwork, laying/pumping, compacting, roughening them if special finish is to be provided, finishing uneven and honeycombed surface and curing etc. complete. The Cement Mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. Newly laid concrete shall be covered by gunny bag, plastic, tarpaulin etc. (Wooden centering will not be allowed.), with shall be covered by gunny bag, plastic, tarpaulin etc. (Wooden centering will not be allowed.), with fully automatic micro processor based PLC with SCADA enabled reversible Drum Type mixer/ concrete Batch mix plant (Pan mixer) etc. complete. With fine aggregate (Crushed sand VSI Grade)			
	PCC	4.33	5,830.0	Cubic Metre 25,243.90
3	Providing and laying Cast in situ/Ready Mix cement concrete M25 of trap / granite/quartzite/ gneiss metal for R.C.C. work in foundations like raft, strip foundations, grillage and footings and of R.C.C. columns and steel stanchions etc. including bailing out water, Steel centering, formwork, cover blocks, laying/pumping, compaction and curing roughening the surface if special finish is to be provided (Excluding reinforcement and structural steel) etc. complete, with fully automatic micro processor based PLC with SCADA enabled reversible Drum Type mixer/ concrete Batch mix plant (Pan mixer) etc. complete. With fine aggregate (Crushed sand VSI Grade)			
	RCC Footing			


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Page 2

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Abstract Sheet				
Sr. No.	Items of Work	Quantity	Rate	Amount
4	Providing and laying Cast in situ/Ready Mix cement concrete M25 of trap / granite/quartzite/ gneiss metal for R.C.C. columns as per detailed designs and drawings or as directed including steel centering, formwork, cover blocks, laying/pumping, compaction finishing the formed surfaces 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 and structural steel) with fully automatic micro processor based PLC with SCADA enabled reversible Drum Type mixer/ concrete Batch mix plant (Pan mixer) etc. complete. With fine aggregate (Crushed sand VSI Grade)			
	RCC Columns	14.68	13,783.0	Cubic Metre 2,02,274.07
5	Providing and laying Cast in situ/Ready Mix cement concrete in M-25 of trap/ granite/ quartzite/gneiss metal for R.C.C. beams and lintels as per detailed designs and drawings or as directed including steel centering, formwork, cover blocks, laying/pumping, compaction and roughening the surface if special finish is to be provided and curing etc. complete. (Excluding reinforcement and structural steel) with fully automatic micro processor based PLC with SCADA enabled reversible Drum Type mixer/ concrete Batch mix plant (Pan mixer) etc. complete. With fine aggregate (Crushed sand VSI Grade)			
	RCC Beams	18.58	12,269.0	Cubic Metre 2,27,958.02
6	Providing second class Burnt Brick masonry with conventional/ 1.5. type bricks in cement mortar 1:6 in plinth as backing to composite masonry including bailing out water manually, striking joints, raking out joints and watering etc. Complete.			
	BBM at plinth	4.39	7,343.0	Cubic Metre 32,235.77


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Page 2

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Abstract Sheet				
Sr. No.	Items of Work	Quantity	Rate	Amount
7	Filling in plinth and floors with approved excavated material in 15cm to 20cm Layers including watering and compacting etc. complete.			
	Plinth Filling	27.21	120.0	Cubic Metre 3,265.20
8	Providing second class Burnt Brick masonry with conventional/ 1.5. type bricks in cement mortar 1:6 in superstructure including striking joints, raking out joints, watering and scaffolding etc. Complete.			
	BBM in all floors	77.85	7,994.0	Cubic Metre 6,22,332.90
9	Providing and laying Cast in situ/Ready Mix cement concrete M25 of trap/ granite/ quartzite/ gneiss metal for R.C.C. slabs and landings as per detailed designs and drawings including steel centering, formwork, cover blocks, laying/pumping, compaction finishing the formed surfaces 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 and structural steel) with fully automatic micro processor based PLC with SCADA enabled reversible Drum Type mixer/ concrete Batch mix plant (Pan mixer) etc. complete. With fine aggregate (Crushed sand VSI Grade)			
	RCC Slab	46.38	13,932.0	Cubic Metre 6,46,166.16


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Page 3



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Estimate

NAME OF PROJECT: ESTIMATE FOR THE PROPOSED CONSTRUCTION OF ROW-HOUSE, AT PLOT NO. 13 S. No. 446/2, MAKHIMALABAD, NASHIK.					
Abstract Sheet					
Sr. No.	Items of Work	Quantity	Rate	Unit	Amount
10	Providing and laying Cast in situ/Ready Mix cement concrete in M-25 of trap / quartzite/granite /gneiss metal for R.C.C. Waist slab, and steps of staircases as per detailed design and drawings or as directed including steel centering, plywood/ steel formwork, steel props, laying/pumping, compaction, finishing, uneven and honeycombed surface with C.M. 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening the surface if special finish is to be provided and curing etc. complete. (Excluding reinforcement, including cover block)(Newly laid concrete shall be covered by gunny bag, plastic, tarpaulin etc.) with fully automatic micro processor based PLC with SCADA enabled reversible Drum Type mixer/concrete batch mix plant (Pan mixer) etc. complete. With fine aggregate (Crushed sand VSI Grade)			Cubic Metre	
	RCC Waist Slab	2.25	12,060.0	Cubic Metre	27,135.00
11	Providing internal cement plaster 12mm thick in single coat in cement mortar 1:5 without neeru finish to concrete or brick surfaces, in all positions including scaffolding and curing etc. complete.			Square Metre	
	Internal Plaster	1,630.00	271.0	Square Metre	4,41,730.00
12	Providing rough cast cement plaster externally in two coats to concrete, brick or stone masonry surfaces in all positions with base coat of 12 to 15 mm thick in C.M. 1:4 and rough cast treatment 12mm thick in proportion 1:1 1/2:3 including scaffolding and fourteen days curing complete			Square Metre	
	External Plaster	1,193.14	639.0	Square Metre	7,62,416.46

Page 4

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Abstract Sheet					
Sr. No.	Items of Work	Quantity	Rate	Unit	Amount
13	Providing and applying Royale Luxury Emulsion of approved make on external wall surface as detailed below Scrapping for surface with emery paper and wipe clean for area. wall primer with brush by adding mineral turpentine oil by 8 to 10 % of water by 15 to 20% allowing to dry for 6 to 8 hours.After applying acrylic wall putty with appropriate proportion of water of allow to dry for period of 4 to 6 hours of activity. Scrapping with emery paper and wipe clean Applying paints Royale Luxury Emulsion 1st coat with brush water content water 40 to 45% or 65 to 70% by role Applying paints Royale luxury emulsion 2nd coat with brush with water content 40 to 45% or 65 to 70 % by roller. (With prior approval of S.E.)			Square Metre	
	Internal Paint	2,630.88	96.0	Square Metre	2,52,564.18
14	Providing and applying top coat exterior paint to terrace of approved make, shade and quality and one coat of primers before applying textured paint including scaffolding if necessary preparing surface by thoroughly cleaning of oil, grease, dirt and other material and fine aggregate (natural sand/crushed sand VSI grade finely washed etc.) preparing as required, etc. complete.			Square Metre	
	Exterior Paint	2,293.14	261.0	Square Metre	5,98,509.54
15	Providing and laying vitrified stone effect finish tiles having size 500 to 605 mm x 500 to 605 mm of 8 to 10 mm thickness and conforming to IS. 15622-2006 (Group B)a) of approved make, shade and pattern for flooring in required position laid on a bed of 1:4 cement mortar including neeru cement float, filling joints, curing and cleaning etc. complete			Square Metre	
	Flooring	285.61	1,600.0	Square Metre	4,56,976.00

Page 5

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Abstract Sheet					
Sr. No.	Items of Work	Quantity	Rate	Unit	Amount
16	Providing cement based water proofing treatment to terraces (Indian water proofing or alike) with brick bats laid in required slope to drain the water for any span after cleaning the base surface Applying a coat of cement slurry admixed with approved water proofing compound and laying the brick bats on bottom layer in 1: M 1:3 admixed with approved water proofing compound filling up to half depth of brick bats, curing this layer for 3 days, applying cement slurry over this layer joints of brick bats with C.M. 1:3 admixed with approved water proofing compound and finally top finishing with average 20 mm. thick layers of same mortar added with jute fiber at 10kilogramper bag including finishing the surface smooth with cement slurry admixed with approved water proofing compound. Making finished surface with false corners of 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.			Square Metre	
	Waterproofing on Terrace	82.95	1,155.0	Square Metre	95,807.25
17	Providing water proof bedding for flooring of Bath and WC 25 mm thick in C.M. 1:3 including using approved water proofing compound in specified proportion as per manufacturers specifications for per bag of cement including leveling, curing and covering 10 years guarantee on court fee stamp paper of Rs. 500/- including ponding test etc. complete			Square Metre	
	Waterproofing on Toilet and Water Tank	12.66	430.0	Square Metre	5,443.80
18	Providing and fixing fully glazed double leaf window shutter with operable fanlight including Country cut teak wood 25 mm thick style and rails with plain / obscured glass panels 5 mm thick as per drawing or as directed by the Engineer in charge with stainless steel fixtures and fastening and finishing the wood work with oil painting three coats etc. complete			Square Metre	
	Window Shutters				

Page 6

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Abstract Sheet					
Sr. No.	Items of Work	Quantity	Rate	Unit	Amount
		16.45	3,467.0	Square Metre	57,032.15
19	Providing and fixing factory made panelled door shutter in single leaf 35 mm thick style and rail without ventilator with CCTW panels 12 mm thick including wrought iron hold fast and stainless steel fixtures with oil painting 3 coats etc. complete.			Square Metre	
	Doors	19.26	3,079.0	Square Metre	59,301.54
20	Supplying and fixing in position Aluminium four track sliding windows with outer frame made from section of over all size 122 mm x 45 mm, bottom section with drain section track weighing 1.8kilogramper metre and top and side section of size 122x 31.75 mm weighing 1.15kilogramper running metre with shutter sections made of 18 mm x 40 mm size having average weight of 0.6kilogramper running metre (or as required size) with change in proportionate weight, with 6 mm float glass in three equal panels and aluminium coated stainless steel mosquito net in one (2/3 of opening) panel fixed with new neoprene gasket, shutters to be provided with nylon encased stainless steel rollers, necessary locks and handles complete.			Square Metre	
	Three Track Sliding Windows	16.45	3,367.0	Square Metre	55,287.15
21	Providing and fixing in position powder coated aluminium hoovered windows / ventilator of various sizes with powder coating as per detailed drawing and specifications including aluminium frames 80 x 38 mm x 1.22 mm box type, 5 mm thick sheet glass hoover, of approved quality etc. complete.			Square Metre	
	Ventilators	2.64	3,467.0	Square Metre	9,152.88

Page 7

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Estimate

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Abstract Sheet					
Sr. No.	Items of Work	Quantity	Rate	Unit	Amount
22	Providing and fixing in position TMT - FE - 500 bar reinforcement of various diameters for R.C.C. pile caps, 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 wires or tack welding and supporting as required complete.			Metric Tonne	
	Steel	10.34	89,703.0	Metric Tonne	9,27,529.02
		250.00	400.0	Sq ft	1,00,000.00
	23 Septic Tank			Total	57,16,510.54

P.C. Bhavsar

Er. Parth C. Bhavsar
 B.E. M.E. (Structures) A.M.I.E.
 Structural Engineer & Chartered Engineer

The Estimate amount is **Rs.31,50,000/- (Rupees Thirty One Lakh Fifty Thousand Only.)**