

## Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: UBI/ Mumbai Naka Branch / Shri.Anand Tulshiram Aher ( Patil ) (010609 /2307716) Page 1 of 2

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Vastu/Nashik/08/2024/010609/2307716  
16/6-194-CCBS  
Date: 16.08.2024

To,  
**The Assistant General Manager,**  
**Union Bank of India**  
**Mumbai Naka Branch**  
Ground Floor of Dr. Torane Hospital Opp. Suyash Hospital  
Ahilyabai Holkar Marg, Behind Mahamarg Bus Stand,  
Mumbai Naka, 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 Bungalow on **Plot No.3**, Survey No.21/2, Near Riyan International School, Siddhart Nagar, Kalpataru Nagar, Bankar Mala Marg, Village – Wadala, Taluka & District - Nashik, PIN - 422 214, State - Maharashtra, Country – India belongs to **Shri. Anand Tulshiram Aher (Patil) & Jyoti Bhalchandra Sonawane**.

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate provided to us by Client of Architecture Ajay Sonar received on dated.16.08.2024. The Estimate amount is Rs.1,27,000/- (Rupees One Crore Twenty-Seven Lakh Ten Thousand Only).

But, After Considering Amenities Taken by Architect we have reached to Conclusion That the Above Estimate is **Rs. 75,00,000/- (Rupees Seventy Five Lakhs 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.**

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.09.23 16:28:59 +05'30'

**Auth. Sign.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Vetting report



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,  
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## Estimate



a for architecture

To whomsoever it may concern,

The following is the cost estimate for the bungalow proposed for Shri Ananda Tulshiram Aher and Sau Jyoti B Sonwane, proposed at Survey number 21/2 Plot number 03 Wadala Shiwar, Nashik.

House at Nashik Road - Cost Estimate				Civil Work		Interiors		
Sr.No.	Description	Number	Area (sq ft)	Total Area (sq ft)	Rate Per sq.ft.	Total Cost	Rate Per sq.ft.	Total Cost
<b>1. Parking Floor</b>								
	Parking Area	1	540	540	1500	₹ 810,000	0	₹ -
	Store room	1	30	30	1500	₹ 45,000	0	₹ -
	Lift lobby	1	45	45	3000	₹ 135,000	1000	₹ 45,000
	Servant's quarter	1	130	130	2000	₹ 260,000	1000	₹ 130,000
	Servant's Verandah	1	45	45	1500	₹ 67,500	0	₹ -
	Servant's toilet	1	55	55	1500	₹ 82,500	0	₹ -
	Pump Room	1	40	40	1500	₹ 60,000	0	₹ -
	<b>Total</b>			<b>885</b>		<b>₹ 1,460,000</b>		<b>₹ 175,000</b>
	<b>Total Cost</b>							<b>₹ 1,635,000</b>
<b>2. First Floor</b>								
	Entrance Lobby	1	100	100	2500	₹ 250,000	1500	₹ 150,000
	Temple	1	40	40	2500	₹ 200,000	1500	₹ 120,000
	Living + Dining	1	300	300	2500	₹ 750,000	1500	₹ 450,000
	Kitchen	1	175	175	2500	₹ 437,500	1500	₹ 262,500
	Utility	1	50	50	2500	₹ 125,000	0	₹ -
	Deck	1	145	145	2000	₹ 290,000	500	₹ 72,500
	Powder Toilet	1	50	50	2500	₹ 125,000	1500	₹ 75,000
	<b>Total</b>			<b>900</b>		<b>₹ 2,177,500</b>		<b>₹ 1,130,000</b>
	<b>Total Cost</b>							<b>₹ 3,307,500</b>
<b>3. Second Floor</b>								
	Bedroom 01 + Balcony	1	225	225	2500	₹ 562,500	1500	₹ 337,500
	Bedroom 01 Toilet	1	130	130	2500	₹ 325,000	1500	₹ 195,000
	Bedroom 02 + Balcony	1	225	225	2500	₹ 562,500	1500	₹ 337,500
	Bedroom 02 Toilet	1	75	75	2500	₹ 187,500	1500	₹ 112,500
	Circulation (Staircase + Passage)	1	240	240	2500	₹ 600,000	0	₹ -
	<b>Total</b>			<b>895</b>		<b>₹ 2,237,500</b>		<b>₹ 982,500</b>
	<b>Total Cost</b>							<b>₹ 3,220,000</b>
<b>4. Third Floor</b>								
	Bedroom 03 + Balcony	1	225	225	2500	₹ 562,500	1500	₹ 337,500
	Bedroom 03 Toilet	1	130	130	2500	₹ 325,000	1500	₹ 195,000
	Bedroom 04 + Balcony	1	225	225	2500	₹ 562,500	1500	₹ 337,500
	Bedroom 04 Toilet	1	75	75	2500	₹ 187,500	1500	₹ 112,500
	Circulation (Staircase + Passage)	1	240	240	2500	₹ 600,000	0	₹ -
	<b>Total</b>			<b>895</b>		<b>₹ 2,237,500</b>		<b>₹ 982,500</b>
	<b>Total Cost</b>							<b>₹ 3,220,000</b>
<b>5. Terrace Floor</b>								
	Terrace Lounge	1	225	225	2500	₹ 562,500	1000	₹ 225,000
	Pantry	1	50	50	2500	₹ 125,000	500	₹ 25,000
	Powder toilet	1	50	50	2500	₹ 125,000	500	₹ 25,000
	Circulation (Staircase + Passage)	1	120	120	2000	₹ 240,000	0	₹ -
	<b>Total</b>			<b>445</b>		<b>₹ 1,052,500</b>		<b>₹ 275,000</b>
	<b>Total Cost</b>							<b>₹ 1,327,500</b>
<b>Total Construction Areas (sq ft)</b>				<b>4020</b>				
<b>Total Cost - Civil Work</b>					<b>₹ 9,165,000</b>			
<b>Total Cost - Interiors</b>					<b>₹ 3,545,000</b>			
<b>Total Cost - Comprehensive</b>					<b>₹ 12,710,000</b>			
					<b>Ninety One Lakh and sixty five thousand</b>			
					<b>Thirty Five Lakhs and forty five thousand</b>			
					<b>One crore, twenty-seven lakhs and ten thousand</b>			

Ar. Ajay Sonar

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 Proprietor

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



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**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

