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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 3

Vastu/Nashik/08/2024/010889/2307927
29/10-405-RYBS
Date: 28.08.2024

To,

**The Chief Manager,
Bank of Baroda
Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, State - Maharashtra, Country - India.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and Proposed House on **Plot No. 227**, Gat No. 184, Near Vishwakarma Chowk, Shramik Nagar, Village –Pimpalgaon Bahula, Taluka – Nashik, District Nashik, Pin Code – 422 007, State - Maharashtra, Country – India. belongs to **Shri. Shashikant Manibhai Patel & Sau.Shubhada Hemant Karandikar** Name of Proposed Purchaser: **Shri. Lakhan Raghoji Waghmare & Sau. Pornima Lakhan Waghmare.**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by The Designers received on dated.14.05.2024. The Estimate amount is **Rs.9,00,000/- (Rupees 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
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: 2024.08.29 13:03:36 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :400072, (M.S), India

📞 **+91 22 47495919**

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

Estimate

TO WHOM IT MAY CONCERN

This is to certify that, the estimate for Proposed Residential Bungalow On Plot no.- 227, Gat no.- 184, Ground Floor, Ganesh Colony, Shramik Nagar, At - Pimpalgaon Bahula shiwar, Tal.- Nashik Dist:- Nashik


for

**Purchaser Name :- Mr. LAKHAN RAGHOJI WAGHMARE.
Mrs. PORNIMA LAKHAN WAGHMARE.**

Is Approximate **Rs. 9,00,000.00**
(In words Rupees Nine Lack only.)

The Certificate Is Being Issued At The Request Of The Owner For Submitting The Same To Bank / Official Authorities.

Date -14/05/2024



THE DESIGNERS

❖ CHARTERED ENGINEERS REGISTERED VALUERS
❖ ARCHITECTURAL PLANNERS INTERIOR DESIGNERS

Office :- 3, Soham Heights, Abhyanta Nagar, Nashik- 10
Cell- 9823016987, Reg. No.- AM3009672, A-30475, NMC Lic. No.- PEI-87 / 108822


NAME OF WORK :- Estimate For Proposed Residential Bungalow On Plot no.- 227, Gat no.- 184, Ground Floor, Ganesh Colony, Shramik Nagar, At - Pimpalgaon Bahula shiwar, Tal.- Nashik Dist:- Nashik

for

**Purchaser Name :- Mr. LAKHAN RAGHOJI WAGHMARE.
Mrs. PORNIMA LAKHAN WAGHMARE.**

ESTIMATE

Sr.	Description of Item	Quantity	Unit	Rate	Amount
1	Excavation for foundation in hard murum etc. complete.	6.1	Cum.	45	2745
2	Providing & laying in situ C.C. 1:3:6 for foundation & plinth etc. complete.	17.5	Cum.	1850	32375
3	Providing & casting in situ C.C.M-20 for RCC foundation etc. complete.	9	Cum.	2000	18000
4	Providing & casting in situ C.C.M-20 for RCC column upto plinth level etc. complete.	3.22	Cum.	3250	10465
5	Providing & casting in situ C.C.M-20 for RCC Beam at plinth level etc. complete.	9	Cum.	3200	28800
6	Providing II nd class B.B.M. in C.M 1:6 for foundation & plinth etc. complete.	6.15	Cum.	1795	11039.25
7	Filling in plinth with approved material etc. complete.	70	Cum.	50	3500
8	Filling in plinth with contractor's murum including compaction etc. complete.	32	Cum.	140	4480
9	Providing dry / trap rubble stone sising 0.23 m thick etc. complete.	41	Cum.	300	12300




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Sr.	Discription of Item	Quantity	Unit	Rate	Amount
Super Structure					
10	Providing & casting in situ C.C.M-20 for RCC Beam up to G. F. level etc. complete.	6	Cum.	3500	21000
11	Providing II nd class B.B.M. masonry 150mm thk in C.M 1:6 in super structure up to plinth level etc. complete.	75	Sq.M.	200	15000
12	Providing & fixing in position I section, steel column, C channel for all super structure like roof with Trusses etc. complete.	Lumsum	Lumsum	L. S.	316000.00
13	Providing & fixing in position C.C.T.W for door frame of size 60mm X 100mm etc. complete.	0.11	Cum.	38000	4180
14	Providing & fixing solid core single leaf flush door shutter etc. complete.	6	Sq.M.	725	4350
15	Providing & fixing Sintex door frame etc. complete.	7	Sq.M.	730	5110
16	Providing & fixing Alu. Sliding windows and all vertical partition as per design & drawing etc. complete.	45	Sq.M.	1100	49500
17	Providing & fixing Alu. Louvers as per design & drawing etc. complete.	6	Sq.M.	950	5700
18	Providing & fixing M.S. Grill work waring 20 Kg /Sqm. as per detailed drawing etc. complete.	19	Sq.M.	950	17100
19	Providing & fixing Diamond Tiles 600mm X 600mm for flooring etc. complete.	90	Sq.M.	905	88690
20	Providing & fixing glazed tiles 200mm X 300mm for dado & skirting etc. complete.	51	Sq.M.	1110	56610




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Office :- 3, Soham Heights, Abhyanta Nagar, Nashik- 10
Cell- 9823016987, Reg. No.- AM3009672, A-30475, NMC Lic. No.- PEI-87 / 108822

Sr.	Discription of Item	Quantity	Unit	Rate	Amount
21	Providing & laying kota stone 20-25mm thk for tread / rser etc. complete.	21	Sq.M.	375	7875
22	Providing & constructing kitchen slab in Black kadappa topping including fixing of Stainless Steel Sink(24" X24") etc. complete.	20	Sq.M.	1800	36000
23	Providing & applying SS chimney for kitchen	15	LS	LS	15000
24	Providing & applying washable Oil Bound Distemper in two coats etc. complete.	1000	Sq.M.	24	24000
25	Providing & applying two coats of Oil Paint to new wood work /steel work etc. complete.	40	Sq.M.	60	2400
26	Providing & fixing orrisa type W.C. pan etc. complete.	4	No.	1400	5600
27	Providing & fixing white glazed earthenware wash hand basin 45 X30 cm size etc. complete.	3	No.	1350	4050
28	Providing & fixing PVC Nahni Trap 10cm dia etc. complete.	7	No.	325	2275
29	Providing & fixing 10 X 15cm S.W. Fully Trap etc. complete.	7	No.	400	2800
30	Providing & fixing G I Pipe of B class e) 15mm. Dia. b) 25mm Dia.	23	Rm	130	2990




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Estimate

THE DESIGNERS					
CHARTERED ENGINEERS		REGISTERED VALUERS			
ARCHITECTURAL PLANNERS		INTERIOR DESIGNERS			
Office :- 3, Soham Heights, Abhiyanta Nagar, Nashik- 10					
Cell- 9821916987. Reg. No.- AM3009672, A-30475, NMC Lic. No.- PEL-87 / 108822					
Sr.	Discription of Item	Quantity	Unit	Rate	Amount
31	Providing & fixing PVC 110mm dia pipe for soil/vent/waste/rain water etc. complete.	14	Rmt.	165	2310
32	Providing & fixing PVC 150mm dia. Pipe etc. complete.	10	Rmt.	150	1500
33	Providing & constructing Brick masonry 1 C 60 X 45cm etc. complete.	5	No.	700	3500
34	Providing & fixing 25mm dia Wheel Valve etc. complete.	3	No.	450	1350
35	Providing & fixing Valve mixer etc. complete.	2	No.	900	1800
36	Providing & fixing 15mm dia Screw down bib /stop tap etc. complete.	6	No.	150	900
37	Providing & constructing septic tank of size 3.39 X 1.66 X 1.50m & soak pit of 1.20m dia of size etc. complete.	1	No.	9000	9000
38	Providing & constructing compound wall etc. complete.	17	Rmt.	2000	34000
39	Providing & supplying M S Gate weighing 30 kg/ Sq.m.	27	Rmt.	1200	32400
40	Electrification Work.	8.90	Lumpsum	5000	44516
TOTAL				Rs.	900200.00
SAY TOTAL				Rs.	900000.00
(In words Rupees Nine Lakh only.)					

The Estimate amount is **Rs.9,00,000/- (Rupees Nine Lakh Only.)**