

## Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: BOB / RO Nashik / Mr. Narendrasing Ajitsing Patil (011565 / 2308453) Page 1 of 5

Vastu/Nashik/09/2024/011565/2308453  
30/24-459 -RPBS  
Date: 30.09.2024

To,  
**The Assistant General 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 Bungalow on Plot No.14, Basement + Ground + First Floor, Survey No.153/1/2, Behind Orient Guest House and Marriage Lawns, Lam Road, Village- Sansari, Taluka – Nashik, District – Nashik, Pin Code – 422 401, State - Maharashtra, Country – India belongs to **Mr. Narendrasing Ajitsing Patil.**

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 Vasudev M. Pagare dated.25.09.2024. The Estimate amount is Rs.76,85,785/- (Rupees Seventy-Six Lakh Eighty-Five Thousand Seven Hundred Eighty-Five Only).

After Considering Amenities Taken by Architect & Copy of Estimate Given to us by Owner, we have reached to Conclusion That the Above Estimate is  
**Rs.74,00,000/- (Rupees Seventy-Four Lakh Only)**

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

**2) It is Advisable to get periodic work completion status prior to disbursement of loan.**

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.30 18:23:38 +05'30'

**Auth. Sign.**



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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**Regd. Office**

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

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✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

## Estimate

Sr. No.	Description of Items	Quantity	Rate	Unit	Amount
1	Excavation for foundation in earth soil of all types sand, gravel and soft mudum including removing the excavated material up to a distance of 5km beyond the building area and stacking & spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling ramming, watering including shoring & strutting etc. complete. we need actually 21 But for petty installed need half feet extra to all sides	100.00	1,500.00	Cum	1,50,000.00
2	Filling of plinth 2' height from ground floor which have filling moonam, stone & Dhummus with P.C.C layer	120.00	1,500.00	Cum	1,80,000.00
3	Providing and laying P.C.C 1:4:8 in situ of tray granite-quartzite-gneiss metal for foundation and bedding, base course including hauling out water manually, formwork, compacting and curing etc. complete. As directed by Architect	20.00	3500.00	Cum	7,00,000.00
4	Providing Moonam Filling in plinth and floors with approved excavated materials in 15 to 20cm layers including watering and compaction etc. complete	26.00	1,500.00	Cum	39,000.00
5	Providing dry trap, granite/ quartzite-gneiss Rubble stone soring 15cm to 20cm thick including hand packing and compacting complete	30.00	3,000.00	Cum	90,000.00

30	Supplying and fixing in position aluminum extruded section two/Three track sliding window with powder coating outer frame made from section of overall size 62mm X 15mm bottom section with drain section weighing 0.90 kg. Per meter and top and side section weighing 0.838 kg. Per running meter with shutter or section made of 6mm size with 6mm Modu made plain sheet glass fixed with new neoprene gasket shutters to be provided with lock encased stainless roller, necessary locks and handles	15.00	5000.00	sqmt	75,000.00
31	Supplying and fixing Aluminium Ventilators to bath, wc, toilet 4 x 4	10.00	1500.00	nos	15,000.00
32	Fixing S.S Railing	20.00	2000.00	sqft	4,000.00
33	Solar panel			Lansam	40,000.00
34	Swimming pool on 1 <sup>st</sup> floor			As per Quotation	5,77,585.00
35	Lift			As per Quotation	82,000.00
36	Interior work per room			Lansam	6,00,000.00
					<b>64,85,600.00</b>
37	Electrification		1,00,000.00	Lansam	1,00,000.00
38	Septi tank Neeru Plaster	60.00	60.00	Sqm	4,800.00
39	Septi tank internal Plaster	60.00	60.00	Sqm	4,800.00
				<b>Total Value of Rs. :-</b>	<b>74,63,85</b>

**THEREFORE THE TOTAL APPROXIMATE COST OF THE CONSTRUCTION SUMS TO RUPEES SEVENTY-FOUR LAKH SIXTY-FIVE THOUSAND THREE HUNDRED EIGHTY-FIVE ONLY**

  
**Vasudeo M. Pargare**  
 Arch. Engrg. Supervisor/Consultant  
 NMC Reg. No. 2308453

CF/Q/1479/2024  
DATE: 02/09/2024

To,  
Mr. Naren Patil  
Nashik

Dear sir,

As per discussion and given drawing we assume the filtration below the Deck and infinity pool. The total volume of pool water is 35,000 liters approx. Hence we offer you estimate of 15000 LPH swimming pool filtration system.

No.	Description	Qty.
1	Kirloskar make 1 HP Pump	
2	Emaux make 650 dia FRP Filter with MPV and Sand	1 Set
3	Pool Fittings like Floor Nozzles, Drain Valve, Drain Grating etc.	1 Set
4	Inside Plant Room Like... Valves, Elbow Tee, MT, FT, Flanges, Couplings etc.	1 Set.
5	Circulating Mains All Piping (UPVC) around the pool with labour work	1 Set
6	Suction Sweeper Head unit	1 Set
7	Chemical for Commissioning	Inclusive
8	Transport & Labour Work	Inclusive
9	Total Consultation	Inclusive

Our Estimated cost for above mentioned contract (Rs. 2,30,000/- + GST)

Rs. Two Lakh Thirty Thousand Only + GST extra

\*The above quoted price does not include:

- Storage and safe custody of our equipment's at the site pending it's erection
- Extra Fittings like Ladders, Underwater Lights and Gratings and any electrical work is not included in the given estimate.
- Any Civil work such as cutting away making goods grouting excavation fittings, providing foundations for mechanical equipment etc.
- Providing of bringing water supply to balancing tank.
- Drain arrangement for wash water.
- Any charges for water or electrical energy consumed for testing and operating of the plant.
- Provision of the any operating staff.

Note: If the plant room position change then this quote will be change or vary.

www.crystalfilters.in | crystalfiltersnx@gmail.com

A-119, Amar Gan Indl. Estate, Near Aakrut SMC, L.B.S. Marg, Khopat, Thane (x) 400 601 | 022 2547 6925

EXTRA POOL ACCESSORIES

Not Include in above Quotation

Sr.	Description	Rate
1.	<b>UNDERWATER LIGHTS</b> <ul style="list-style-type: none"> <li>Emaux make LED CP100 Round Plastic Light 102 LED 6W/12V Warm White SPQ 12/BO</li> </ul> OR <ul style="list-style-type: none"> <li>Indian make underwater light Round Plastic Light LED 12W/12V white light</li> <li>Transformer same as like above</li> </ul>	6,750/- per  3,500/- per 3,200/- per
2.	<b>LADDERS</b> Stainless Steel ladder made up in 304 grade, 1½" thick pipe A) Three Step Ladder B) Four Step Ladder	22,500/- 24,500/-
3.	<b>GRATINGS:</b> A) PVC Grating Half inch Thick x 10" Long PVC Grating OR B) ABS Industrial Plastic Grating 1½ Thick x 10" Long ABS Industrial Plastic Grating	790/mtr  3050/mtr

- Transport and Fixing charges are not included in this Quote
- For Supply of Light Need 100% Advance
- GST will be Extra.

Thanking you,

Yours faithfully,  
For CRYSTAL FILTERS  
R. L. DESHPANDE

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QUOTATION Ref No. CF/Q/0314/24/25

TO  
Mr. Naren Patil  
Nashik  
Date :22/09/2024

Sub:- Swimming Pool Waterproofing & Tiles Fixing at Site Nashik.  
Sir  
This has Reference to the between discussion with undersigned subject matter we wish to quote for our lowest competitive rate as follows.

No.	Description	Unit	Qty	Rate	Total Amount
B SPECIFICATION OF WATERPROOFING /PLASTER					
1	Cleaning :- Cleaning the base of Swimming Pool by brush and broom clearing all loose Particular laintance Foreign body etc.	Sq.ft	1124	5.00	5,620.00
2	Patch Work :- Patch work :Searching for cracks and filling the same with CWC® SMARTCEM PMC60 – High strength non shrink fibre reinforced ready to use mortar.	Rft	225	45.00	10,125.00
4	Injection Grouting :- Searching for honeycomb surface & weak portion & Between Vertical / Horizontal joint each 1mtr of the concrete & fixing 1/2" dia nozzles & pressure grouting the same with cementitious milk admixid with CWC® SMARTCEM C – Non-shrink polymeric waterproof grouting compound, @ 250 gm /50 Kg bag of cement. Sealing off the nozzles after injection operation is over with CWC® SMART No.03 - Quick setting admixture, admixid with Cement.	Nos	150	450.00	67,500.00
3	Waterproofing: Applying 1st coat of CWC® SMARATCRETE- A Surfacing System for Protecting Concrete and Masonry, mixed with cement in 1:2 proportion over the entire sunken portion.Applying 2nd coat of CWC® SMARATCRETE after 3 to 4 hours, i.e., after the 1st coat has dried. Cement mortar Double Coat Plaster Javine of average 70mm thick	Sq.ft	1124	145.00	1,62,980.00
Total Basic Amount of A Part					2,46,225.00

C SPECIFICATION OF GLASS MOSAIC					
1	Supply :- Supply of Tiles Size 50mm x 50mm	Sq.ft	1200	145.00	1,74,000.00

2	Fixing Of " Glass Mosaic tiles" Size 20 mm x 20mm x4mm with Saint Gobain Weber ,Adhesive , Epoxy grout , Grouting , Cleaning & Completed work will be done line & level Grouting –after 24 Hrs. Of Tiles fixing. Grouting will be done After Atrial Washing :- Grouting & Finishing Atrial Washing will be done.	Sq.ft	1124	140.00	1,57,360.00
Total Basic Amount of B Part					3,31,360.00

Total Basic Amount of A+B					5,77,585.00
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**TERMS AND CONDITIONS:-**

- \* Space for stacking the construction material /labour camp will be allowed by the owners at site of work, Also site office
- \* Extra items of work which are not mentioned in our schedule of rates and scope of work, and if it is to be carried out,
- \* We assume the tentative completion of the work will be 2 to 2.5 Month including ponding & testing of the pool |
- \* Ponding and testing water will be supplied by the owners free of cost at site of work and ponding and testing will be
- \* This is the estimate if any item of work is not mentioned in our estimate will be charged extra before taking the work in

- Payment**
- > 60% Advance on total value with GST
  - > 20% Payment after materlas dispatch
  - > 15% After Waterproofing. Befor tiling work
  - > 5% On full complete job with installationn within 1 week.

**Taxes** > GST& will be extra as per Actual.

**Guarantee Period** :- We Give Gurantee for 10 Years.

We trust that you will find our offer more suitable and look forward to receive your valued order.

For Crystal Filters

Authorized



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**KRUPA HYDROPNEUMATIC SYSTEM (P) LTD.**  
 Make : Industrial Lift • Material Handling Equipments • Pneumatic / Hydraulic Systems  
 422 GIDC Makarpura Vadodra - 390012 Gujarat Ph: 9376344448 M: 9376344448 E: mail - krupahydro@gmail.com

Date: 20/09/24

To,  
**MR. Narendrasing Patil**

Dear sir,

Please Find Capsule Lift Rate for G+2 lift as under:

- ◆ Capacity : 2-3 Person
- ◆ Door : Manual Door
- ◆ Cabin size : 39" Outer Dia
- ◆ Motor : 2HP DC Break type
- ◆ Gear box : Italy Imported
- ◆ Rope : USAH MARTIN ( UK )
- ◆ Rate : Rs 8,20,000/-
- ◆ Installation : 50,000/-
- ◆ Transportation : Extra
- ◆ Food and accomention : Extra on your account
- ◆ Tax : 18% GST Extra on bill value

**KRUPA HYDROPNEUMATIC SYSTEM (P) LTD.**  
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- ◆ Payment : 3.5 lacs advance. Balance on trial vedio run at our factory prior to dispatch we give five years guarantee warranty for manufacturing defect.
- ◆ OUR SPECIFICATION:-
- ◆ LOW COST SOLUTION
- ◆ COMPACT CABIN SIZE
- ◆ CABIN OF CUSTOMISE DESIGN LIKE CAPSULE,RECTANGLE,SQUARE
- ◆ NO PIT & NO MACHINE ROOM REQUIERD
- ◆ HIGH SAFETY PRECAUTIONARY TOUCH SENSOR,PROXY LIMIT SWITCHES
- ◆ ONE TIME UP/DOWN 75 PAISA
- ◆ NO COUNTER WEIGHT
- ◆ WITH ARD SYSTEM

WE GIVE FIVE YEARS GUARANTEE WARRANTY ON OUR OVER COMPONENTS AGAINST MANUFACTURING DEFECTS.

Thank you.

With Regards,  
 Kalpesh B Shah  
 KRUPA HYDROPNEUMATIC SYSTEM PVT LTD  
 422 G I D C MAKARPURA  
 VADODARA  
 Contact no :- 9376344448.  
 Email id :- krupahydro@gmail.com

The Estimate amount is **Rs.74,00,000/- (Rupees Seventy-Four Lakh Only)**



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