

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / RO Nashik / Shri.Balkrushna Tukaram Sonawane (011701 /2308572) Page 1 of 3

Vastu/Nashik/10/2024/011701 /2308572
09/12-112-CCBS
Date: 09.10.2024

To,
The Assistant General Manager,
Bank of Baroda
RO Nashik
BSNL Building, Datta Mandir Road, Nashik Road, Nashik
422101.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential East Side Land and Proposed Bungalow on **Plot No.12**, Ground + Third Floor, Survey No.516/1, Near Ganesh Mandir, Balwant Nagar, Village- Satpur, Taluka -Nashik, District - Nashik, Pin Code - 422 007, State - Maharashtra, Country - India belongs **Shri.Balkrushna Tukaram Sonawane & Shri.Kushal Balkrushna Sonawane.**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by Thinking Space received on dated.23.09.2024. The Estimate amount is **Rs. 96,80,000/- (Rupees Ninety-Six Lakh Eighty Thousand 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: 2024.10.09 16:22:31 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,
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Our Pan India Presence at :

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🌐 **www.vastukala.co.in**

Estimate

ESTIMATE				
NAME OF WORK :- ESTIMATE OF RESIDENTIAL BUILDING.				
NAME: Shri Balkrushna Tukaram Sonawane Shri Khushal Balkrushna Sonawane Shri Sandip Balkrushna Sonawane A nd, Shri Harish Balkrushna Sonawane.				
ABSTRACT SHEET				
NO.	ITEM	QTY.	RATE PER	AMOUNT
(A) FOUNDATION & PLINTH				
A-1	EXCAVATION IN SOIL, SOFT AND HARD MURUM FOR FOUNDATION UP TO, A DEPTH OF 2 METERS INCLUDING CLEARING AWAY RUBRISH AND FITTING THE EXCAVATED EARTH IN THE SIDES OF FOUNDATIONS CARTING AWAY THE SURPLUS EARTH AS DIRECTED BY ARCHITECT COMPLETE.	950	20 C.FT.	19000
A-2	PROVIDING, MIXING AND LAYING 1:4:8 MDC PLAIN CEMENT CONCRETE BEDDING INCLUDING RAMPING, WATERING, & CONSOLIDATING LAYING ETC. COMPLETE AS DIRECTED BY THE ARCHITECT / SITE ENGINEER.	9400	1.33 C.FT.	1223600
A-3	PROVIDING MIXING AND LAYING IN POSITION 1:2:4 MDC IN CEMENT CONCRETE FOR R.C.C. FOOTINGS INCLUDING ALL FORM WORK IN PLUMB LINE & LEVEL INCLUDING FIXING IN POSITION M.S. BAR REINFORCEMENT OF VARIOUS DIAMETERS AS PER DETAILS DRAWINGS DESIGN AND SCHEDULES INCLUDING CUTTING, BENDING, HOODING, THE BARS BENDING WITH WIRES AND SUPPORTING AS REQUIRED VIBRATING LEVELLING, WATERING ETC. COMPLETE AS DIRECTED.	2000	175 C.FT.	350000
A-4	DO-DO COLUMNNA UP TO PLINTH DO.	1150	210 C.FT.	241500
A-5	DO FOR PLINTH BEAMS DO.	1075	210 C.FT.	225750
A-6	PROVIDING & CONSTRUCTION 230 NUN BRICK MASONRY WALLS IN FIRST CLASS BUILT BRICKS CT APPROVED BY ARCHITECTS, IN C.M. 1:6 IN PLINTH INCLUDING STRIKING OUT JOINTS ON UNEXPOSED FACES AND RACKING OUT JOINTS ON EXPOSED FACES, WATER CURING ETC. COMPLETE.	1050	90 C.FT.	94500

A-7	FILLING IN PLINTH WITH MURUM OF APPROVED STUFF BY ARCHITECT INCLUDING SPREADING WATERING AND WELL CONSOLIDATING IN LAYERS NOT EXCEEDING 300 MM. THICK AT A TIME ETC. COMPLETE AS DIRECTED FROM EXCAVATED STUFF.	9550	10 C.FT.	95500
A-8	PROVIDING AND LAYING 230MM. THICK HAND PAVED DRY RUBBLE INCLUDING FILLING IN SERVICE IN GAPS CONSOLIDATING RAMPING ETC. COMPLETE.	2850	8 C.FT.	22800
A-9	PROVIDING MIXING AND LAYING IN POSITION 1:2:4 MDC IN CEMENT CONCRETE FOR FLOOR BEDDING OVER HARD CORE FILLING OR DRY RUBBLE PACKING IN LINES AND LEVEL INCLUDING FORM WORK RAMPING WATERING CONSOLIDATION ETC. COMPLETE.	1350	100 C.FT.	135000
(B) R.C.C. ABOVE PLINTH				
B-1	PROVIDING MIXING AND LAYING IN POSITION 1:2:3 MDC IN CEMENT CONCRETE FOR R.C.C. WORK INCLUDING ALL FORM WORK CENTER LINES IN PLUMB LINE AND LEVEL INCLUDING FIXING IN POSITION S. BAR REINFORCEMENT OF VARIOUS DIAMETER AS PER DETAILED DRAWINGS, DESIGN AND SCHEDULES INCLUDING CUTTING, BENDING, HOODING THE BARS BENDING WITH WIRES AND SUPPORTING AS REQUIRED VIBRATING LEVELLING WATERING ETC. COMPLETE AS DIRECTED.	3500	150 C.FT.	525000
	A) COLUMNS	4500	150 C.FT.	675000
	B) FLOOR BEAMS	9000	100 C.FT.	900000
	C) FLOOR SLAB	1350	80 C.FT.	108000
	D) SLAB STEPS (HOLDING TYPE)	1500	70 C.FT.	105000
	E) PARTS	135	205 C.FT.	27675
	F) LINTELS	135	120 C.FT.	16200
	G) ROOF	135	120 C.FT.	16200
(C) SUPER STRUCTURE				
C-1	PROVIDING AND CONSTRUCTING 230MM BRICK MASONRY WALLS IN FIRST CLASS BUILT BRICKS AND APPROVED BY ARCHITECT IN CEMENT MORTAR 1:3 ABOVE PLINTH INCLUDING SCAFFOLDING RACKING OUT OF JOINTS, WATER CURING ETC. COMPLETE AS DIRECTED.	1100	85 C.FT.	93500
(D) FINISHING WORK				

D-1	PROVIDING INTERNAL CEMENT PLASTER IN LINE & LEVEL IN CM 1:4 NEERU FINISH TO ALL BRICK WORK STONE MASONRY WORK AND R.C.C. WORK INCLUDING SCAFFOLDING WATERING TO ALL SURFACE HACKING THE CONCRETE SURFACE CURING ETC. COMPLETE AS D 11 'C' TAD.	250	30 SQ.FT.	7500
D-2	PROVIDING 20 MM. THICK SAND FACED PLASTER IN TWO (2) COATS WITH FIRST COAT IN 1:4 CEMENT MORTAR 12 MM THICK KEEPING THE SURFACE OF FIRST COAT ROUGH TO RECEIVE THE SAND FACED TREATMENT AND SECOND COAT 8 MM THICK IN CEMENT MORTAR 1:4 PROPORTION TO ALL STONE MASONRY WORK BRICK WORK & R.C.C. WORK INCLUDING FINISHING THE SURFACE BY TAKING OUT GRAINS, SCAFFOLDING, CURING ETC. COMPLETE AS DIRECTED.	20000	40 SQ.FT.	800000
D-3	PROVIDING CEMENT GROUT IN CEMENT MORTAR 1:3 MIXED WITH WATER PROOFING COMPOUND AND LAID TO THE PROPER SLOPES IN THE PROPER SLOPES IN THE CASE OF SLAB FINISHED SMOOTH THE SAND MUST BE WASHED & FINE SCREENED, CURING ETC. COMPLETE.	4000	40 SQ.FT.	160000
(E) FLOORING AND PAVING				
E-1	PROVIDING AND LAYING ROUGH SHAHABED STONE FLOORING 1" THICK ON PLAIN DIAMOND PATTERN ON A BED OF SAND 1:2 LIME MORTAR INCLUDING CEMENT FLOAT STRIKING JOINTS, POINTING IN CEMENT MORTAR 1:3 CURING & CLEANING ETC. COMPLETE. (TERRACE & GARDEN FLOORING)	1615	50 SQ.FT.	80750
E-2	PROVIDING AND LAYING MACHINE CUT MARBLE FLOORING 1" THICK IN PLAIN DIAMOND PATTERN ON A BED OF 1:2 LIME MORTAR 1:4 CEMENT MORTAR INCLUDING CEMENT SLURP, CURING POLISHING CLEANING ETC. COMPLETE. (STAIRCASE, DOOR & WINDOW JAMBS)	2200	225 SQ.FT.	495000
E-3	PROVIDING AND LAYING DIAMOND TILES OF APPROVED COLOUR AND PATTERN WITH WHITE AND COLOURED MARBLE CHIPS UP TO THE MINIMUM SIZE OF 6MM / 12 MM / 20 MM FOR FLOORING & DADO IN REQUIRED POSITION SET ON A BED OF 1:2 LIME MORTAR / 1:4 CEMENT FLOAT TILING THE JOINTS WITH NEAT COLOURED CEMENT SLURRY, MACHINE POLISHING RUBBERING COMPLETE.	3000	165 SQ.FT.	495000
	1) GRANITE SKIBTING (STAIRCASE & MEHLANDINGS, TERRACES)	1352	30 SQ.FT.	40560

E-4	PROVIDING & FIXING COLOURED GLAZED TILES (ITALIAN OR SPAIN MAKE) 330 MM X 330 MM / 150 MM IN SIZE OF APPROVED QUALITY FOR FLOORING AND DADO IN REQUIRED POSITION ON A BED OF 1:4 CEMENT MORTAR INCLUDING NEAT CEMENT FLOAT, ALL SPECIAL REQUIRED LIKE ROUND ADGE TILES COMER CUPS ETC. TILING JOINTS WITH NEAT WHITE CEMENT SITU CURING & CLEARING ETC. (TOILETS & UTILITY)	232	105 SQ.FT.	24360
(F) DOORS AND WINDOWS				
F-1	PROVIDING AND FIXING IN POSITION FIRST CLASS FRAME WITH 6' X 3" INCLUDING IRON GRIDDED FIXTURES AND FASTENING EITHER PAINTING WITH TWO COATS OF APPROVED QUALITY OIL PAINTING OVER A PRIMING COAT OR FRANCH POLISH WITH REQUIRED SHADE AS PER DIRECTION & DETAILED DRAWINGS ETC. COMPLETE.	3375	7000 EACH	236250
A)	WITH 35 MM THICK FULLY PANELLED SHUTTER	225	210 SQ.FT.	47250
B)	WITH 35 MM THICK SOLID CORE FLUSH DOOR INCLUDING TEAKWOOD BEDDING ON ALL EDGES.	475	175 SQ.FT.	83125
F-2	PROVIDING AND FIXING COLOUR ANOZZED WINDOWS OF APPROVED MANUFACTURER AS PER GIVEN DRAWINGS INCLUDING ALL IRON GRIDDED FIXTURES AND FASTENINGS WITH GLAZING AND THREE COATS OF APPROVED OIL PAINTS ETC. COMPLETE.	320	210 SQ.FT.	67200
F-3	PROVIDING AND FIXING COLLAPSIBLE STEEL GAT IN ONE/TWO LEAVES WITH CHANNEL PICKETS, PIVOTED FLAT BARS, INCLUDING TOP AND BOTTOM GUIDES, ROLLERS, STOPPERS HANDLES ALL FITTING ACCESSORIES LOCKING ARRANGEMENTS AND THREE COATS OF OIL PAINTING COMPLETE.	1075	10000 LUMSU M	107500
(G) OTHER ITEMS				
G-1	1) SAME AS ABOVE BUT FOR CLADDING	1647	85 SQ.FT.	139995

Estimate

G-2	PROVIDING AND FINISHING R.C.C. KITCHEN PLATFORM OF SIZE AND BUILT IN SINK 22" X 22" X 9" CASTED IN R.C.C. FINISHED WITH GLAZED TILES AS PER DESIGN WITH DRAWINGS TOP OF SLAB FINISH AND GRANITE TOP AND BOTTOM IN CEMENT PLASTER NEERU FINISH AND HAVING DADO OF 2 FT5 HEIGHT IN FRONT OF 6" X 6" OR 4" X 4" COULDRER WITH GLAZED TILES. THE SLAB SUPPORTED AS 4.5" BRICK WALLS FINISHED WITH CEMENT PLASTER NEERU FINISHED A COLOUR WASH ETC. COMPLETE.	210	2550		50930
G-3	PROVIDING AND CONSTRUCTING BRICK MASONRY STEPS IN CM 1:3 WITH 2 FT DEEP EXCAVATION 1" THICK P.C.C. 1:4:8 INCLUDING WATERING CURING ETC. COMPLETE.	208	65	R.F.T.	13520
G-4	PROVIDING AND FIXING M.S. GRILL AS PER WORKING TO THE DOORS, WINDOWS AND RAILING WITH THREE COATS OF OIL PAINTS OF APPROVED SHADE AND QUALITY ETC. COMPLETE.	1400	95	SQ.FT.	133000
H: PAINTING					
H-1	PROVIDING AND APPLYING WATER BASED DISTEMPER AND APPROVED COLOUR AND SHADE AND QUALITY TO SURFACES IN YWO COATS INCLUDING SCAFFOLDING PREPARING THE SURFACE TO RECEIVE THE PRIMAING COAT AND FINISHING COATS COMPLETE.	872	15	SQ.FT.	13080
H-2	PROVIDING AND APPLYING CEMENT PAINT OF APPROVED MANUFACTURE AND OF APPROVED COLOUR TO THE PLASTERED SURFACES INCLUDING SCAFFOLDING AND PREPARING ETC. COMPLETE.	10000	15	SQ.FT.	150000
I: WATER SUPPLY AND SANITATION					
I-1	PROVIDING AND FIXING MM. DIA WATER METER OF APPROVED MAKE INCLUDING STAINER SOCKS AND UNION NUTS WITH WFOOT BRICK MASONRY CHAMBER WITH LOCKING ARRANGEMENTS.	1.75	8000	LUMBU M	14000
I-2	PROVIDING LAYING AND FIXING B CLASS GALVANIZED BRON PIPES WITH SCREWED SOCKETS JOINTS AND NECESSARY GALVANIZED IRON FITTINGS SUCH AS A SOCKETS RACK NUTS, ELBOWS, BENDS, TEES, REDUCERS ENLARGERS, PLUGS, CLAMPS ETC. INCLUDING NECESSARY EXCAVATIONS BACKFILLING FOOTING WITH CLAMPS DRILLING HOLES IN WALLS, SLABS ETC. AND REMARKING COMPLETE.				

A) 1/2" DIA G.I. PIPES	1050	25		26250
B) 1" DIA G.I. PIPES	620	40		24800
C) 1 1/2" DIA G.I. PIPES	160	50		8050
1.3 PROVIDING AND FIXING SCREW DOWN WHEELS STOP TAP OF BRASS INCLUDING NECESSARY SOCKETS, UNION NUT ETC. COMPLETE.				
1) STOP TAP - 1/2"	38	300		11400
2) STOP TAP - 3/4"	23.75	3000		71250
3)"				
4)"				
1.4 PROVIDING AND FIXING DIA METER CHROMIUM PLATED BRASS SHOWER ROSE TO 12MM DIA. SUPPLY PIPE INCLUDING NECESSARY REND AND SOCKET COMPLETE.	23.75	500		11875
1.5 PROVIDING AND CASTING IN SITU CEMENT CONCRETE 1:2:4 R.C.C. WATER TANK WITH PROVIDING AND FITTING IN POSITION M.S. BAR REINFORCEMENT OF VARIOUS DIAMETER AS PER DETAILED DRAWINGS SCHEDULES INCLUDING CUTTING BENDING AND SUPPORTING MECHANICAL VIBRATIONS FINISHING THE FORMED FACIES WITH CEMENT MORTAR 1:3 OF SUFFICIENT MINIMUM THICKNESS TO GIVE SMOOTH AND EVEN SURFACE AND WATER TIGHTNESS MEASURABLE COVER WITH FRAME SIZE AND CURING COMPLETE AS DIRECTED.	13000	10		130000
1.6 PROVIDING AND FIXING 45 CM WIDE STEEL LADDER OF 40MM X 5MM STEEL PLAT KINGS AND STEPS OF 10MM DIA M.S. BRASS INCLUDING FIXING IT IN 1:2:4 CEMENT CONCRETE BLOCKS OF 60 X 30 X 30CM AND PAINTING THE LADDER AS DIRECTED ETC. COMPLETE.	2.75	2000		5500
1.7 PROVIDING AND FIXING INDIAN RISE TYPE WHITE GLAZED BATHROOM WATER FLUSH PAN OF SIZE INCLUDING TRAP WHITE BATHROOMWARE FOOT REST, CAST IRON AIR AND VENT PIPE UP TO THE OUT SIDE FACE OF THE WALL, 1:2:5 CEMENT CONCRETE BEDDING 176 LITRES COST BOND BRICKS INCLUDING CEILING 10MM DIA LEAD FRESH PIPE WITH FITTING AND CLAMPS 20MM DIA G.I. OVERFLOW PIPE WITH MOSQUITO PROOF COUPLING, G.I. CHAIRS AND CUTTING MAKING GOOD WALLS AND FLOORS ETC. COMPLETE.	10	3000		30000
TOTAL				547550

ADD WATER SUPPLY AND SANITARY 3.5%			331025.275
ADD ELECTRIC FITTING 3.5%			331025.275
TOTAL ESTIMATE			10119915.55
SAY TOTAL ESTIMATED COST (in words: one crore one lakh nineteen thousand nine hundred fifteen only)			10119915.55

THINKING SPACES
 PARTNER
 PARTNER

THINKING SPACES

ARCHITECTS, ENGINEERS & INTERIOR

TO WHOMSOEVER IT MAY BE CONCERN

NAME : Shri. Balkrushna Tukaram Sonawane, Shri. Khandal Balkrushna Sonawane, Shri. Sanjay Balkrushna Sonawane, And Shri. Harish Balkrushna Sonawane



LOCATION : P. NO.12, GNO.516/1 AT SATPUR, SHILWAR, NASHIK.

DESCRIPTION : THE RESIDENTIAL BUILDING, G-1ST FLOOR IS LOCATED IN FRAME STRUCTURE WITH STANDARD MATERIAL SPECIFICATION I.I. BRICK WALLS & R.C.C. WORK, T.W. DOORS, ALUMINIUM WINDOWS, KITCHEN/LOOKING TILES, SANITATION INSTALLATION WITH WATER SUPPLY, ELECTRICAL FITTING AS M.S.E.B. ETC. COMPLETE.

ESTIMATED COST : Rs. 10119915.55

PLACE : NASHIK

DATE : 23/04/2024

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The Estimate amount is Rs. 96,80,000/- (Rupees Ninety-Six Lakh Eighty Thousand Only.)



Since 1989
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

