

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 + First + Second + 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. & Shri.Sandip Balkrushna Sonawane & Shri.Harish 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,
VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

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.



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

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

Nanded Thane Ahmedabad Delhi NCR
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Regd. Office

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**Manoj
Chalikwar**
Director

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'

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Manoj B. Chalikwar
Registered Valuer
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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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✉️ mumbai@vastukala.co.in

🌐 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 And 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 RUBBISH AND FITTING THE EXCAVATED BARTH IN THE SIDES OF FOUNDATIONS CARTING AWAY THE SURPLUS EARTH AS DIRECTED BY ARCHITECT COMPLETE.	950	20	C/PT. 19000
A-2	PROVIDING, MIXING AND LAYING 1:4:8 MIX PLAIN CEMENT CONCRETE BEDDING INCLUDING, RAMMING, WATERING, & CONSOLIDATING INCLUDING ETC. COMPLETE AS DIRECTED BY THE ARCHITECT / SITE ENGINEER	9800	135	C/PT. 1323000
A-3	PROVIDING MIXING AND LAYING IN POSITION 1:2:4 MIX 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 DETAIL DRAWINGS DESIGNS AND SCHEDULES INCLUDING CUTTING, BENDING, HOOKING, THE BARS BENDING WITH WRIBS AND SUPPORTING AS REQUIRED VIBRATING LEVELLING, WATERING ETC. COMPLETE AS DIRECTED.	5000	175	C/PT. 875000
A-4	DO-DO-COLUMN A UP TO PLINTH DO-	1150	210	C/PT. 241500
A-5	DO FOR PLINTH BEAMS DO-	1075	210	C/PT. 225750
A-6	PROVIDING & CONSTRUCTION 230 NUN BRICK MASONRY WALLS IN FIRST CLASS BEST 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/PT. 94500

A-7	FILLING IN PLINTH WITH MURUM OR APPROVED STUFF BY ARCHITECT INCLUDING SPREADING WATERING AND WELL CONSOLIDATING IN LAYERS NOT EXCEEDING 300 NUN. THICK AT A TIME ETC. COMPLETE AS DIRECTED FROM EXCAVATED STUFF.	9550	10	C/PT. 95500
A-8	PROVIDING AND LAYING 250MM THICK HARD, PACKED DRY RUBBLE INCLUDING FILLING IN SURFACE IN GAPS CONSOLIDATING RAMMING ETC. COMPLETE.	2850	8	C/PT. 22800
A-9	PROVIDING MIXING AND LAYING IN POSITION 1:2:4 MIX IN CEMENT CONCRETE FOR FLOOR BEDDING OVER HARD CORE FILLING OR DRY RUBBLE PACKING IN LINES AND LEVEL, INCLUDING FORM WORK RAMMING WATERING CONSOLIDATION ETC. COMPLETE.	1350	100	C/PT. 135000
(B) R.C.C. ABOVE PLINTH				
B-1	PROVIDING MIXING AND LAYING IN POSITION 1:2:4 MIX IN CEMENT CONCRETE FOR R.C.C. WORK INCLUDING ALL FORM WORK CENTER LING IN PLUMB LINE AND LEVEL, INCLUDING FIXING IN POSITION .5 BAR REINFORCEMENT OF VARIOUS DIAMETER AS PER DETAILED DRAWINGS, DESIGNS AND SCHEDULES INCLUDING CUTTING, BENDING, HOOKING THE BARS BENDING WITH WRIBS AND SUPPORTING AS REQUIRED VIBRATING, LEVELLING WATERING ETC. COMPLETE AS DIRECTED.			
	A) COLUMNS	3500	150	C/PT. 525000
	B) FLOOR BEAMS	4500	150	C/PT. 675000
	C) FLOOR SLAB	9000	100	SQ.FT. 900000
	D) STAIR STEPS (POLING TYPE)	180	465	NO. 83700
	E) PARTER	1500	20	SQ.FT. 30000
	F) LINTELS	135	205	C/PT. 27675
	G) SLOOT	125	120	SQ.FT. 15000
(C) SUPER STRUCTURE				
C-1	PROVIDING AND CONSTRUCTING 230MM. BRICK MASONARY WALLS IN FIRST CLASS BEST BRICKS AND APPROVED BY ARCHITECT IN CEMENT MORTAR 1:5 ABOVE PLINTH INCLUDING SCAFFOLDING RACKING OUT OF JOINTS, WATER CURING ETC. COMPLETE AS DIRECTED.	1100	85	C/PT. 93500
(D) FINISHING WORK				

D-1	PROVIDING INTERNAL CEMENT PLASTER IN LINE & LEVEL IN CM 14 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 DIRECTED.	250	30	SQ.FT. 7500
D-2	PROVIDING 20 NUN. 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 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 GHOITALIN CEMENT MORTAR 1:3 MIXED WITH WATER PROOFING COMPOUND AND LAID TO THE PROPER SLOPE IN THE PEOPER SLOPES IN THE CASE OF SLAB FINISHED SMOOTH, THE SAND MUST BE WASHED & FINE SIEVED, CURING ETC. COMPLETE.	4000	40	SQ.FT. 160000
(E) FLOORING AND PAVING				
E-1	PROVIDING AND LAYING ROUGH SHAIKARD 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 WALKWAYS)	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 SIT ON A BED OF 1:2 LIME MORTAR / 1:4 CEMENT FLOAT TILING THE JOINTS WITH NEAT COLOURED CEMENT SLURRY, MACHINE POLISHING & RUBBING COMPLETE.	3000	165	SQ.FT. 495000
	1) GRANITE SETTING (STAIRCASE & MEDIANDEGS, TERRACES)	1352	30	SQ.FT. 40560

E-4	PROVIDING & FIXING COLOURED GLAZED TILES (ITALIAN OR SPAIN MAKE) 330 MM X 300 MM / 150 MM IN SIZE OF APPROVED QUALITY FOR FLOORING AND DADO IN REQUIRED POSITION ON A BED OF 4 CEMENT MORTAR INCLUDING NEAT CEMENT FLOAT, ALL SPECIAL REQUIRED LIKE ROUND ADGE, TILES COMER CLIPS 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 1" INCLUDING BRON FINISHED 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 DIRECTIONS & DETAILED DRAWINGS ETC. COMPLETE.	3375	7000	EACH 236250
A)	WITH 25 MM THICK FULLY PANELLED SHUTTERS.	225	210	SQ.FT. 47250
B)	WITH 25 MM THICK SOLID CORE FLUSH DOOR INCLUDING TEAKWOOD BEDDING ON ALL EDGES.	475	175	SQ.FT. 83125
F-2	PROVIDING AND FIXING COLOUR ANODIZED WINDOWS OF APPROVED MANUFACTURER AS PER GIVEN DRAWINGS INCLUDING ALL BRON FINISHED 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 GATE IN ONE/TWO LEAVES WITH CHANNEL PICKETS, POINTED 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



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Estimate

G-2	PROVIDING AND FINISHING R.C.C. KITCHEN PLATFORM OF SIZE AND HEIGHT IN SINK 22" X 22" X 9" CASTED IN R.C.C. FINISHED WITH GLAZED TILES AS PER DRAWING AND BRUSHED TOP OF SLAB FINISH WITH THE GRANITE TOP AND BOTTOM IN CEMENT PLASTER NEARU FINISH AND HAVING DADO OF 2 FT. HEIGHT IN FRONT OF 6" X 6" OR 4" X 4" COLOURED WHITE GLAZED TILES. THE SLAB SUPPORTED AS 4.5" BRICK WALLS FINISHED WITH CEMENT PLASTER NEARU FINISHED A COLOUR WAH ETC. COMPLETE.	210	3550		33500
G-3	11. PROVIDING AND CONSTRUCTING BRICK MASONRY STEPS IN CM 1:6 WITH 2 FT. DEEP EXCAVATION 3" THICK P.C.C. 1:4:8 INCLUDING WATERING-CURING ETC. COMPLETE.	208	65	R.F.T.	13520
G-4	12. PROVIDING AND FINISHING M.S. GRILL AS PER WORKING TO THE DOORS, WINDOWS AND BALCONY WITH THREE COATS OF OIL PAINTS OF APPROVED SHADE AND QUALITY ETC. COMPLETE.	1400	95	SQ.FT.	133000
II) PAINTING					
H-1	PROVIDING AND APPLYING WATER BASED POLYMER AND APPROVED COLOUR AND SHADE AND QUALITY TO SURFACES IN YW COATS INCLUDING SCAFFOLDING PREPARING THE SURFACE TO RECEIVE THE PRIMER COAT AND FINISHING COATS COMPLETE.	472	15	SQ.FT.	10860
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
III) WATER SUPPLY AND SANITATION					
I-1	PROVIDING AND FIXING 100MM DIA. WATER METER OF APPROVED MAKE INCLUDING STAINER, SOAKS AND UNION NUTS WITH WEIGHT BRICK MASONRY CHAMBER WITH LOCKING ARRANGEMENTS.	1.75	8000	L.M.S.U.	14000
I-2	PROVIDING LAYING AND FIXING R CLASS GALVANIZED IRON PIPES WITH SCREWED SOCKETS JOINTS AND NECESSARY GALVANIZED IRON FITTINGS SUCH AS A SOCKETS BACK NUTS, ELBOWS, BENDS, TEES, REDUCERS ENLARGERS, PLUG CLAMPS ETC. INCLUDING NECESSARY EXCAVATION BACKFILLING FOOTING WITH CLAMPS DRILLING HOLES IN WALLS, SLABS ETC. AND REMARKING COMPLETE.				

A) 1/2" DIA G.I. PIPES	1850	25		46250
B) 1/2" DIA G.I. PIPES	620	40		24800
C) 1/2" DIA G.I. PIPES	140	50		7000
1.3 PROVIDING AND FIXING SCREW DOWN WHEELED STOP TAP OF BRASS INCLUDING NECESSARY SOCKETS, UNION NUT ETC. COMPLETE.				
1) STOP TAP - 1/2"	38	300		11400
2) STOP TAP - 3/4"	2375	3000		71250
3) STOP TAP - 1"				
4) STOP TAP - 1 1/2"				
1.4 PROVIDING AND FIXING 100MM DIA METER CHROMIUM PLATED BRASS SHOWER ROSE TO 10MM DIA SUPPLY PIPE INCLUDING NECESSARY BEND AND SOCKET COMPLETE.	2375	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 SCHEDULED INCLUDING CUTTING BENDING BENDING THE BAR BENDING WITH WELLS AND SUPPORTING MECHANICAL SCAFFOLDING FINISHING THE FORMED FACES WITH CEMENT MORTAR 1:3 OF SUFFICIENT MINIMUM THICKNESS TO GIVE SMOOTH AND EVEN SURFACE AND WATER TIGHTNESS MANHOLE COVER WITH FRAME SIZE AND CURING COMPLETE AS DIRECTED.	13000	10		130000
1.6 PROVIDING AND FIXING 40MM WIDE STEEL LADDER OF 40MM X 60MM STEEL FLAT STAINLESS 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 FINISHING THE LADDER AS DIRECTED ETC. COMPLETE.	275	2500		6875
1.7 PROVIDING AND FIXING 40MM WIDE TYPE WHITE GLAZED BATHROOM WATER CLOSET PAN OF SIZE INCLUDING TRAP WHITE BATHROOMWARE FOOT REST, CAST IRON SINK AND VENT PIPE UP TO THE OUT SIDE FACE OF THE WALL, 1:2:4 CEMENT CONCRETE BEDDING 150 LITRES COIT BRON HUB AND FLUSHING CETERA 20MM DIA. 20MM DIA G.I. OVERFLOW PIPE WITH MOSQUITO PROOF COUPLING, G.I. CHAIN AND CUTTING MAKING GOOD WALLS AND FLOORS ETC. COMPLETE.	10	7000		70000
TOTAL				447225

ADD WATER SUPPLY AND SANITARY 3.5%				33025.875
ADD ELECTRIC FITTING 3.5%				33025.875
TOTAL ESTIMATE				1011915.55
SAY TOTAL ESTIMATED COST (in words one crore one lakh nineteen thousand nine hundred fifteen only)				1011915.55

THINKING SPACES
 PARTNER PARTNER

THINKING SPACES
 ARCHITECTS, ENGINEERS & INTERIOR

TO WHOMSOEVER IT MAY BE CONCERN

NAME : Shri Balkrushna Tukaram Sonawane, Shri Kishor Balkrushna Sonawane, Shri Santip Balkrushna Sonawane, A/c: Shri Harish Balkrushna Sonawane

LOCATION : P. NO.12, G.NO.5/6/1 AT SATPUR, SHIWAR NASHIK.

DESCRIPTION : THE RESIDENTIAL BUILDING G-1ST FLOOR IS LOCATED IN FRAME STRUCTURE WITH STANDARD MATERIAL SPECIFICATION 1.1 BRICK WALLS & R.C.C. WORK, T.W. DOORS, ALUMINIUM WINDOWS, KITCHEN FLOORING TILES, SANITATION INSTALLATION WITH WATER SUPPLY ELECTRICAL FITTING AS M.S.E.B. ETC. COMPLETE.

ESTIMATED COST : Rs.1011915.55

PLACE : NASHIK

DATE : 23/02/24

THINKING SPACES
 PARTNER PARTNER

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



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