

Vastukala Consultants (I) Pvt. Ltd.

Vetting Report Prepared For: BOB/ Regional Office / Shri.Chandraprakash Jayprakash Singh (011949/2308735) Page 1 of 3

Vastu/Nashik/10/2024/011949/2308735
21/16-275-CCRJ
Date: 21.10.2024

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.34**, Ground Floor, Gat No.2245/B, Near M.V.P Collage, Vijay Nagar, Village- Ozar, Taluka – Niphad , District – Nashik, Pin Code – 422 006, State - Maharashtra, Country – India belongs **Shri.Chandraprakash Jayprakash Singh & Sau.Beuty Chandraprakash Singh**

We have verified the rates quoted as per current market rates. Details of Estimate considered as per copy of Estimate Provided by N.S. Associates received on dated.10.10.2024. The Estimate amount is **Rs.20,64,000/- (Rupees Twenty Lakh Sixty-Four 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.21 18:07:10 +05'30'

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

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

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

B1-001, 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

N.S. ASSOCIATES ER. NIKHIL SHINDE ARCHITECT, ENGINEERS, CONSULTANTS PLOT NO.1, UDAY COLONY MAKHAMALABAD ROAD, PANCHAVATI, NASHIK - 2. MOB.NO. - 7030289057 MAIL ID. - shinde.nikhil921@gmail.com					
Detail Estimate of bungalow for MR. CHANDRAPRAKASH JAYPRAKASH SINGH S.NO. - 2245/B P.No. 34 AT- OZAR GOAN, TAL- NIPHAD DIST- Nashik DATE-10/10/2024					
S.NO.	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
1	Excavation for foundation in earth soil, sand, gravel, soft muram, including necessary backfilling for foundation.	56	CUM	465	26040
2	Excavation in hard muram including necessary backfilling for foundation.	22	CUM	295	6490
3	Providing and laying P.C.C. (1:4:8) for foundation including ramming, curing etc. complete.	5	CUM	1800	9000
4	Providing and casting in situ C.C. M 20 including bailing out water, centering, formwork, compaction, cutting & bending of steel, and curing etc. complete.				
	a) Footing.	10	CUM	7800	78000
	b) Plinth Beams.	10	CUM	7800	78000
	c) Columns.	13	CUM	7800	101400
	d) Floor Beams.	14	CUM	7800	109200
	e) Lintel Beams.	1	CUM	7800	7800
	f) Slab.	14	CUM	7800	109200
	g) Chajjas, Lott.	0.5	CUM	7800	3900
	h) Pardi.	0	CUM	7800	0
	i) Staircase.	5	CUM	7800	39000
5	Providing uncoursed rubble masonry of trap stone in C.M. (1:5) proportion in foundation & plinth work curing etc complete.	0	CUM	700	0
6	Providing and filling earth in plinth including ramming, watering etc. complete.				
	a) with material available on site	40	CUM	100	4000

Page 1

S.NO.	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
	b) with material brought from outside	25	CUM	350	8750
7	Providing & laying 150 mm. band packed rubble siding including filling the gaps with chips ramming etc complete.	8	CUM	500	4000
8	Providing & laying P.C.C. (1:4:8) below flooring including necessary centering, ramming, curing etc.	2	CUM	1300	2600
9	Providing & constructing 230 mm.th.B. B.masonry for plinth and superstructure in 1:5 C.M. including scaffolding, racking out the joints, curing etc. all complete.	85	CUM	2800	238000
10	Providing & constructing 115 mm. th.B. B. masonry in 1:4 C.M. including scaffolding, racking, out joints, curing, etc complete with 100 mm. path.	65	SQM	1800	117000
11	Providing & fixing 100x75 mm. frame for door with holdfasts with 32mm. thk. shutter & T.W. panels fixed with I/O fixture & fastenings, finished with oil paint etc. complete.	12	SQM	3000	36000
12	Providing & fixing M.S. Grill as per design with two coats of oil paint.	14	SQM	1200	16800
13	Providing & fixing fully glazed M.S. windows with fixtures & fastenings with glass of 4mm thk., paint etc. complete.	11	SQM	1200	13200
14	Providing & laying new finished plaster in 1:4 C.M. including scaffolding, curing etc. complete.	180	SQM	350	63000
15	Providing & applying sand faced plaster in 1:4 C.M. in two coats including necessary bands, scaffolding, curing etc. complete.	150	SQM	160	24000
16	Providing & fixing 600x600 mm. size Vitrified Tiles base in L.M. 1:4 cement finish, curing, polishing etc. complete.	60	SQM	1100	66000
17	Providing & fixing 115 mm. thk. skirting with cement bole including finishing and curing etc. complete.	14	RMT	100	1400
18	Providing & fixing Kota stone in 1:4 C.M. with cement wash including polishing & finishing etc. complete. floor painting.	0	SQM	450	0
19	Providing & fixing (opaque / glazed)				

Page 2



Since 1989

Vastukala Consultants (I) Pvt. Ltd.


An ISO 9001 : 2015 Certified Company



S.NO	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
	tiles of approved quality, filling joints with white cement, curing etc. complete.		SQM	500	0
20	Providing & fixing kitchen platform as per drawing including top with (kots / marble / granite) finishing etc complete B) Fixing window sill in Granite	1 22	NO SQM	25000 2800	25000 61600
21	Providing & fixing W.C pan with trap & all necessary fittings etc complete	2	NO	4000	8000
22	Providing & fixing 115 mm p.v.c pipes with necessary fixture & fixing etc complete	8	RMT	150	1200
23	Providing & constructing chambers in B.S masonry plastering from outside & inside necessary covers etc complete	3	NO	650	1950
24	Providing & fixing S.W pipe with necessary gradient including filling the joints with cement, curing etc. complete.	10	RMT	90	900
25	Providing & fixing siphon trap etc complete.	3	NO	175	525
26	Providing & constructing soak pit etc. complete	1	NO	10000	10000
27	Providing & fixing G.I pipe of B class including bends, elbows, tees, unions etc complete. a) 12 mm. b) 15 mm. c) 25 mm.	6 8 4	RMT RMT RMT	70 95 120	420 760 480
28	Providing & fixing heavy bib cock.	3	NO	500	1500
29	Providing & fixing wash basin with pillar cock etc complete.	2	NO	1600	3200
30	Providing & laying water proofing on slab top including curing etc complete.	60	SQM	500	30000
31	Providing & fixing in position M.S. & fix steel bar reinforcement of various dia. for R.C.C. work as per design & drawing	5.25	M.T.	68000	357000
32	Providing & fixing Aluminum windows as per the drawing with plane glass of 4mm th. etc completed.	14	SQM	1800	25200

Page 3

S.NO	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
32	Providing & applying following paints of approved quality a) white wash b) Plastic Paint. c) Acrylic paint.	345 410 345	SQM SQM SQM	5 185 110	1725 75850 37950
33	Providing & constructing 150 mm Brick work for Compound with Plaster & Paving etc. Com.	42	RMT	2500	105000
34	Providing & Fixing M.S. Gate for Compound	1	LUM SUM	20000	20000
35	Providing & Fixing Rough Shohabad flooring in site Margins with setting p.c.c.	40	SQM	800	32000
36	Providing and fixing Electrical point		LUM SUM	115000	115000
	TOTAL Rs.				2108440
GROSS COST OF THE BUILDING Rs.					2,108,440.00
Rs. TWENTY ONE LAKH EIGHT THOUSAND FOUR HUNDRED FOURTY ONLY.					


N S ASSOCIATES
 Dr. R.K.M. Shrivastava
 Architectural Consultant
 Engineer (P.L.C. License)
 Maharashtra State Council
 Dist. No. 1042/19137

Page 4

The Estimate amount is **Rs.20,64,000/- (Rupees Twenty Lakh Sixty-Four Thousand Only.)**