

## Vastukala Consultants (I) Pvt. Ltd.

Vetting Report/ BOB/ Regional Office/ Mr. Sandip Suresh Thakre (013257/2309713) Page 1 of 5

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Vastu/Nashik/03/2309713/013257/2309713  
21/4-411-RYSP  
Date: 21.12.2024

To,  
The Branch 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.17, Ground + First Floor, Survey No. 284/ 1/ 1, Near Barnes School and Junior College, Deolali Camp Road, Village - Bhagur, Taluka –Nashik, District –Nashik, Pin Code –422 502, State - Maharashtra, Country –India** belongs **Mr. Sandip Suresh Thakre.**

We have verified the rates quoted as per current market rates. Details of Estimates considered as per copy of Estimate Provided by Aditya Graphic's Sign by (Mr. Nitin K. Salve Reg. No. ADTP-Nashik/ 3067/ 19) dated.28.08.2024 The Estimate amount is **Rs.60,22,876/- ( Sixty Lakh Twenty Two Thousand Eight Hundred Seventy Six 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 verified.

**Note: 1) The said Cost Vetting Certificate is valid up to 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.21 15:25:03 +05'30'



Auth. Sign.

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.



**Nashik:** 4, 1st Floor, Madhusha 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 :

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**Regd. Office**

B1-001, 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)

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**Estimate**

**ADITYA GRAPHIC'S**

08, Rangoli Society, Maharaja Stop, Lam Road, Nashik Road, Nashik  
Mobile - 7057381600, Email - adityagraphic234@yahoo.com

DATE - 28/08/2024

**Name of work :-** Estimate for Proposed Construction of Bungalow for Mr. Sandip Suresh Thakre.  
At rev. S.no. 284/1/1, Plot no :- 17, at Village Dhagur, Deolali Cantonment, Tal. & Dist. Nashik

**ABSTRACT**

Sr. No.	Description of Items	Quantity	Rate	Unit	Amount
1	Excavation for foundation for compound wall in earth soil of all types sand, gravel and soft marum including removing the excavated material up to a distance of 50m. 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 1.0ft up to 1.5 m	210.00	115.00	Cum	24,150.00
2	Excavation for foundation for compound wall in hard marum including removing the excavated material up to a distance of 50m. 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 1.0ft from 1.5 m to 3.0m	210.00	115.00	Cum	24,150.00
3	Providing and laying P.C.C 1:4:8 in site of trap/granite/quartzite/gneiss metal for foundation and bedding, base course including raising wet water manually, formwork, compacting and curing etc. complete. As directed by Architect	78.00	1,540.00	Cum	43,120.00
4	Filling in plinth and floors with contractors soil sand or marum in 15 to 20cm layers including watering and compaction etc. complete.	65.00	325.00	Cum	21,125.00
5	Providing & laying in situ cement concrete M-15 of trap/granite/quartzite/gneiss metal for RCC work in foundations like raft, strip foundations, grillage and footings of RCC columns & steel structures including hauling out water manually, formwork, compaction and curing, roughening the surface if special finish is to be provided (including reinforcement)	22.00	4,850.00	Cum	106,700.00
6	Providing & casting in situ cement concrete M-15 of trap/granite/quartzite/gneiss metal for RCC Columns as per detailed design & drawing or as directed including centering,				

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6	formwork of plywood/steel, compaction, finishing the formed surface with cm 1:3 of sufficient minimum thickness to give a smooth & even surface or roughening the surface if special finish is to be provided & curing (including reinforcement)	56.00	5,560.00	Cum	311,260.00
7	Providing & casting in situ cement concrete M-15 of trap/granite/quartzite/gneiss metal for RCC Beams & Lintels as per detailed design & drawing or as directed including centering, formwork of plywood/steel, compaction, finishing the formed surface with cm 1:3 of sufficient minimum thickness to give a smooth & even surface or roughening the surface if special finish is to be provided & curing etc. complete (Including reinforcement)	39.00	5,560.00	Cum	216,840.00
8	Providing & casting in situ cement concrete M-15 of trap/granite/quartzite/gneiss metal for RCC Slabs & Landings ---cutting risk as per detailed design & drawing or as directed including centering, formwork of plywood/steel, compaction, finishing the formed surface with cm 1:3 of sufficient minimum thickness to give a smooth & even surface or roughening the surface if special finish is to be provided & curing (including reinforcement)	76.00	5,560.00	Cum	422,560.00
9	Providing & casting in situ cement concrete M-15 of trap/granite/quartzite/gneiss metal for RCC sloping Slabs & Landings ---cutting risk as per detailed design & drawing or as directed including centering, formwork of plywood/steel, compaction, finishing the formed surface with cm 1:3 of sufficient minimum thickness to give a smooth & even surface or roughening the surface if special finish is to be provided & curing (including reinforcement)	16.35	5,560.00	Cum	90,906.00
10	Providing & casting in situ cement concrete M-15 of trap/granite/quartzite/gneiss metal for R.C.C. Chajja and Canopy as per detailed design and drawings including centering, formwork of steel, compaction, finishing the formed surface with cm 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening the surface if special finish is to be provided and curing (including reinforcement)	32.00	5,560.00	Cum	177,920.00
11	Providing 11 <sup>th</sup> class B. II masonry with conventional IS type bricks in cm 1:6 in Foundation and plinth of inner walls/plinth external walls including finishing out water manually striking joints, raking out joints on	45.00	1,550.00	Cum	69,750.00
12	Providing 11 <sup>th</sup> class B. II masonry with conventional IS type bricks in cm 1:6 in superstructure including striking joints, raking out joints, watering and scaffolding etc. complete.	45.00	1,550.00	Cum	69,750.00

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13	Providing II <sup>nd</sup> class II. II. masonry with conventional/IS type bricks of 230mm thick in cm 1:6 in superstructure including sinking joints, raking out joints, wetting and re-lifting etc. complete	56.00	1,420.00	Com	79,520.00
14	Providing internal cement plaster 12 mm thick in single coat in cm 1:4 with Neer finishing in concrete or brick masonry surfaces to ceiling including scaffolding and curing complete	288.00	1,550.00	Sqm	601,400.00
15	Providing sand faced plaster externally in cement mortar using kharsalaka/soil or similar type of sand in all positions including base coat of 15mm thick in cm 1:4 using water proofing compound at 1 kg. 1% cement base slurry the same for not less than 2 days & keeping the surface of the base coat rough to receive the sand faced treatment 6 to 8mm thick in cm 1:4 finishing the surface by taking out grain & curing for 14 days scaffolding etc. complete	270.00	1,300.00	Sqm	251,000.00
16	Providing and laying polished Marble flooring 25mm to 30mm thick and of required width in plain diamond pattern on a bed of 1:6 cement mortar including cement float, filling joints with neat cement slurry, curing, polishing with mirror finished and cleaning complete	180.00	1,600.00	Sqm	288,000.00
17	Providing and laying polished Marble slabs 20 to 25mm thick for reads and risers of stairs and staircases with rounded nosing for the reads on a bed of 1:4 cement mortar including cement float, filling joints with neat cement slurry, curing, polishing and cleaning complete	78.00	1,950.00	Sqm	152,100.00
18	Providing and fixing as required positions skirting or dado of polished marble slabs 25mm to 20mm thick and of required width on 1:4 cement plaster including cement float, filling joints with cement slurry, curing, rubbing, mirror polishing and cleaning complete	52.00	1,600.00	Sqm	84,800.00
19	Providing and fixing 5" X 2.5" W. Frame for doors with 6 mm. H/drafts, and tar, wad jointed fixed with low oxidized fixtures & fastenings finished with oil paint & fixing solid iron handle door handle of single leaf 15mm dia. or similar type of door handle as per detailed drawings including Burnala superior Indian teak wood door frame approved face veneers on both faces with/without glazing and veneers in the positions shown on the drawings or as directed. all necessary beads, moldings and lipping, wrought iron hold fasts, chromium plated fixtures and fastenings without with brass mortar lock chromium plated handles on both sides and finishing with french polish/oxing complete	8.35	7,600.00	Sqm	63,460.00

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20	Providing and fixing solid core flush door in single leaf 35mm thick, decorative types of exterior grade as per detailed drawings including Burnala superior Indian teak wood door frame, approved face veneers on both faces with without glazing and veneers in the positions shown on the drawings or as directed, all necessary beads, moldings and lipping, wrought iron hold fasts, chromium plated fixtures and fastenings to floor with brass mortar lock chromium plated handles on both sides and finishing with french polish/oxing complete (with door frame)	41.00	1,800.00	Sqm	73,800.00
21	Providing and fixing mild steel grill work for windows, ventilators etc. 15 kg./sq.m. as per drawing including fixtures, necessary welding & painting with one coat of anti corrosive paint and two coats of oil painting complete	35.00	940.00	Sqm	32,900.00
22	Providing & fixing steel windows of various sizes as per detailed drawings with welded square bars 12mm or 16mm etc without hot dip zinc coating with out with ventilator including fabricating, glazing with non-acoustic glass/insulated glass panes of approved type & quality. All fixtures & fastenings with out teak wood boxing & architraves & finishing with one coat of primer complete. Alimudhah Section - Z-Section	45.00	2,100.00	Sqm	94,500.00
23	Providing and fixing mild steel grill work weighing 24 kg/sqm. For windows, ventilators etc. as per drawing including fixtures, necessary welding & painting with one coats of anti corrosive paint & two coats of oil painting complete	288.00	2,400.00	Sqm	691,200.00
24	Providing and fixing steel ventilator fully glazed partly top hung and partly fixed as per detailed drawing without hot dip zinc coating including fixtures, necessary welding & painting with one coats of anti corrosive paint and two coats of oil painting complete	15.00	800.00	Sqm	12,000.00
25	Providing and fixing M.S. pipe railing for staircases as per detailed design and drawings including fixtures, necessary welding & painting with one coats of anti corrosive paint & two coats of oil painting complete	46.00	800.00	Rm	36,800.00
26	Providing cement based water proofing treatment to terrace (Indian water proofing in Jala) with brick bats laid in required shape to drain the water for any gaps after cleaning the base surface applying a coat of cement slurry and mixed with approved water proofing compound & laying the brick bats on bottom layer of cm 1:4 and mixed with approved water proofing compound filling up to half depth of brick bats, curing this layer for 3 days, applying				

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vertical slurry over this layer, joining as cracks with C.M. 1:3 and mixed with approved waterproofing compound & finally top finishing with average 20mm thick layer of same mortar add with pure fibre at 1kg Per bag including finishing the surface, smooth with cement slurry & mixed with approved water proofing compound, making the finished surface with false squares of 10cm X 10cm making the projections at the projects oriented & raised towards top for required 10. With slip mould at the corners of planks & curing etc. complete. With guarantee of 7-years. As directed by Engineer-in-charge.	134.00	610.00	Sqm	112,240.00
27 Providing and finishing the terrace slab/ sloping slab integrally mixed with water proofing compound in c.m. 1:2 with 12 mm thick layer including curing, finishing using waterproof compound of finest chemical India Ltd. Made compliant or notched at the rate of 150ml per bag of cement etc. complete.	184.00	88.00	Sqm	15,824.00
28 Providing & applying white colour wash of approved colour & shade in 3-coats to new surface including scaffolding finishing & becoming clean including true coat of white wash etc. complete.	2,105.00	26.35	Sqm	55,466.75
29 Providing and applying 3-coats of waterproof cement paint of standard manufacturer & of approved colour to the plastered surfaces including scaffolding if necessary, cleaning & preparing the surfaces waiting for 2-days complete.	1,050.00	42.00	Sqm	44,100.00
30 Providing and applying 3-coats of flat oil paint of approved colour to the iron work including scaffolding, if necessary, cleaning and preparing surface complete.	382.00	65.00	Sqm	24,830.00
31 Providing & constructing Brick Masonry suspension Chimney Stack X 4 feet X 6feet including 1:4 cement concrete foundation 1:2 cement concrete, chimney half round 10 X 8 pipes, Brick Masonry, plastering (iron inside and out) with 75mm thick R.C.C. cover etc. complete.	3.00	3,600.00	No	10,800.00
32 Providing and fixing 100 mm dia C.I. Rain Water Pipes with taps including rain water receiving recess with cast iron grating necessary fitting such as bends, elbows and shoe and painting with oil paint complete.	92.00	520.00	Run	47,840.00
33 Providing & fixing on wall/ceiling/floor				

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25mm dia. heavy grades/pipes having embossed or ISI mark galvanized iron pipes with screwed sockets, joints & necessary galvanized fittings such as sockets, back nuts, elbows, bends, tees, reducers, end caps, plugs, clamps etc. including necessary drilling holes in wall slabs etc. & making good the demolished portion to restore the same in original condition after & providing & applying anticorrosive primer of paint & 2 coats of oil painting complete.	125.00	170.00	Run	21,250.00
34 Providing & fixing on wall/ceiling/floor 20mm dia. Heavy grade (type) having embossed or ISI mark galvanized iron pipes with screwed sockets, back nuts, elbows, bends, tees, reducers, end caps, plugs, clamps etc. including necessary drilling holes in wall slab etc. & making good the demolished portion to restore the same in original condition after & providing & applying anticorrosive primer of paint & 2 coats of oil painting complete.	435.00	185.00	Run	80,475.00
35 Providing and fixing screw down for 20 mm dia. wheeled stop tap of brass including necessary socket/woman nut complete.	7.00	1,200.00	No	8,400.00
36 Providing and fixing screw down for 25 mm dia. wheeled stop tap of brass including necessary socket/woman nut complete.	2.00	1,000.00	No	2,000.00
37 Providing and fixing brass type white glazed earthenware WC pan including trap C.I. soil and vent pipe upto the outside face of the wall including 100mm dia. plug head 15mm thick 10 litres capacity C.I. high level flushing system with fittings inlet pipes with stop tap, brackets, 32mm dia. G.I. pipe "C" class flush pipe with fittings and clamps 32mm dia. G.I. pipe over flow pipe with overflow proof coupling, G.I. chain and pull, making good the walls and floors etc. complete.	4.00	9,500.00	No	38,000.00
38 Providing and fixing European type white glazed earthenware WC pan including trap C.I. soil and vent pipe upto the outside face of the wall including 100mm dia. plug head 15mm thick 10 litres capacity C.I. high level flushing system with fittings inlet pipes with stop tap, brackets, 32mm dia. G.I. pipe "C" class flush pipe with fittings and clamps 32mm dia. G.I. pipe over flow pipe with overflow proof coupling, G.I. chain and pull, making good the walls and floors etc. complete.	4.00	10,000.00	No	40,000.00
39 Providing, laying & fixing P.V.C. self-cleansing pipe of 100mm dia with fitting such as bends, tees, reducers, clamps, caps, domes etc. including necessary excavation.				

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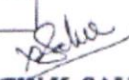


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	cutting etc. complete	18.36	205.00	Run	3,763.80
40	Providing and fixing Towel Rod in Toilets	8.00	1,100.00	No	8,800.00
41	Providing and fixing 10cm C.I. Nalini Trap including C.I. grating, bend and pipe upto the outside face of the wall complete	9.00	225.00	No	2,025.00
42	Providing & fixing white glazed earthenware wash hand basin of 45cm X 30cm size including cold water pillar tap/cold & hot water pillar tap bracket, rubber plugs & brass chain, stop tap & necessary pipe connection including lead waste pipe & trap upto the out side face of the wall.	4.00	5,600.00	No	22,400.00
43	Providing and laying concrete pipes of 1 S. Sp2 Class of 150 mm dia. In proper line, level and slope including necessary collars, excavation, laying, fixing with collars in cement mortar 1:1 and refilling the trench complete	40.00	300.00	Run	12,000.00
44	Providing and fixing 15 X 10 cm size glazed stoneware gully trap in cement concrete 1:4:8 outside the building including C.I. grating in the sink, connecting glazed stoneware pipe, brick masonry chamber with C.I. lid and C.I. grating for the gully trap	6.00	850.00	No	5,100.00
45	Providing & fixing in position Kitchen platform with granite top finished including moulding, chiselling with base of kadappa steel kitchen sink etc. complete.	2.00	65,000.00	No	130,000.00
46	Providing & Fixing good quality Glaze tiles dado in bathroom, toilet & kitchen on plaster of 1:4 cement mortar	125.00	1,600.00	Sqm	200,000.00
47	Providing & Fixing bib cock, pillar cock, stop cock, wall mixer in bath room & kitchen	6.00	3,500.00	No	21,000.00
48	Providing and fixing sinex made heavy grade over head water tank of 1000 litre capacity including fixtures & fastenings etc complete.	2,000.00	11.50	Litre	23,000.00
49	Supplying and fixing in position aluminium extruded section two/Three track sliding window with powder coating outer frame made from section of overall size 62mm X 45mm bottom section with drain section weighing 0.99 kg. Per meter and top and side section weighing 0.838 kg. Per running meter with shutter or section made of required size with bottom and side plane sheet glass fixed with ugv neoprene gaskets shutters to be provided with nylon encased stainless roller, necessary locks and handles	185.00	3,750.00	Sqm	693,750.00
50	Electrification - concealed Wiring, Fixing Switches, Boards of ISI mark a per Interior (Dosemeter)		260,000.00	hoursum	260,000.00
		Total Value of Rs. :-			6,022,876.00
		Total Value of Rs. :-			
(Rupees Sixty Lacs Twenty Two Thousand Eight Hundred Seventy Six only)					
 <b>NIPIN K. SALVE</b> Reg. No. ADTP-Nashik/3067/19					

The **Estimate** amount is **Rs.60,22,876/-** ( Rupees Sixty Lakh Twenty Two Thousand Eight Hundred Seventy Six Only.)