

**Panel Valuer of :** State Bank of India • Bank of Baroda • Union Bank of India  
Punjab National Bank • IDBI Bank • Canara Bank • HDFC Bank • Central Bank  
of India • Saraswat Bank • TJSB • Federal Bank • J&K Bank • SVC Bank  
Yes Bank • Citi Union Bank • SIDBI • Axis Bank • Karur Vysya Bank



**GUNWANT CHAUDHARI**  
B.E.(Civil), M.E.(Struct.), M.I.E., F.I.V., P.E.

**GOVT. APPROVED VALUER : (N) C.C.I.T. 1/42**

1,2,3, Saptarshi Complex, 1st Floor, Hotel Patang Building, Sharanpur Road, Nashik 422 002. • Tel. : (0253) 2232266  
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**CERTIFICATE**

This is to certify that, the estimated cost of construction for the Proposed Factory (Under Construction) Building on Gat. No. 603/6 Paikee South Side( East West Portion), Building No. A, Near Ukay Metal India, At Mouje Janori, Tal. Dindori & Dist. Nashik – 422207. For "Scient Chemicals Pvt. Ltd." Through It's Director Mrs. Usha Sanjay Patil & Mr . Nikhil Sanjay Patil works out to Rs.1,41,30,000/- (In words: Rupees One Crore Fourty One Lakhs Thirty Thousand Only.) as per estimate submitted by Architect Mr. Shivaji D. Pingale Architects, Having Office at Flat No. 05, Ramkrishna Apartment, Near Janlaxmi Bank, Opp BOSCO Center, Gangapur Road, Nashik – 422013. I have thoroughly gone through the building plan provided by client and issued vide letter No.578. Dated: 23/04/2021, height of Building & the specifications mentioned in the detailed estimate submitted by the Architect. I found that, the estimate submitted by the Architect is liitle bit on a higher side. In my opinion, looking at the specifications shown in building plan, height of the structure and specifications, the approximate total cost of construction shall work out to be Rs.1,32,07,950/- (in words: Rupees One Crore Thirty Two lakh Seven Thousand Nine Hundred Fifty only) at the rate of Rs.15000/- per Smt (Rs.1393.53 /- per Sft.) which shall be fair and resonable. This is for bank information only.

**Note:** I have calculated Built Up area as per Approved building plan.

**Proposed Built Up Area (Building No. A).**  
Ground Floor: 500.00 Smt.  
First Floor: 380.53 Smt.  
Total Built Up Area = 880.53 Smt.

Place: Nashik  
Date: 10/08/2021.

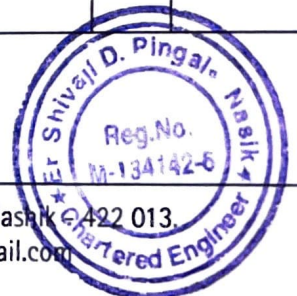


**GUNWANT L. CHAUDHARI**  
**GOVT. APPROVED VALUER**  
**REG.NO. C.C.I.T. 1 42/2003-2004**

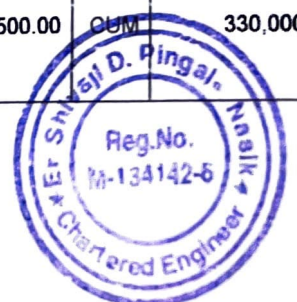
- Architectural Consultants    ■ Chartered Engineers
- Govt. Registered Valuers    ■ IBBI Registered Valuers

Ref. No.: APPROXIMATE ESTIMATE FOR BUILDING FOR INDUSTRIAL SHED FOR MANUFACTURING OF ORGANIC & AGRO CHEMICALS & FERTILIZERS, IN GAT NO. 603/6/PART , AT-JANORI, TAL-DINDORI, DIST-NASHIK FOR M/S. SCIENT CHEMICALS PVT LTD.

SR.NO.	Item of work	Qty.	Rate	Unit	Amount
1	2	3	4	5	6
1	Excavation for foundation in earth, soil of all types, sand, gravel and soft murum, including removing the excavated material up to a distance of 50 m. beyond the building area & stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary backfilling, ramming, watering including shoring and strutting etc. complete. Spec. No. : Bd.A.1 Page No. 259	205.00	350.00	CUM	71,750.00
	II. Lift from 1.5 m. to 3.0 m.				
2	Excavation for foundation in Hard Rock including removing the excavated material up to a distance of 50 m. beyond the building area & stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary backfilling, ramming, watering including shoring and strutting etc. complete. Spec. No. : Bd.A.1 Page No. 259	45.00	950.00	CUM	42,750.00
	II. Lift from 1.5 m. to 3.0 m.				
3	Providing and laying in situ, cement concrete in 1:4:8 of trap/ granite/ quartzite/ gneiss metal for foundation and bedding including bailing-out water manually, formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing etc. complete. (Wooden planks / shuttering will not be allowed)	155.00	3,500.00	CUM	542,500.00
4	Providing and laying in situ cement concrete of M-25 grade of trap / granite / quartzite / gneiss metal for R.C.C. work in foundations like raft, grillages, strips, foundations and footings of R.C.C. columns and steel stanchions including bailing-out water manually, formwork, compacting, covering newly laid concrete by gunny bag, plastic or tarpaulin, curing and roughening the surface if special finish is to be provided (Excluding reinforcement, & structural steel) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed)	105.00	9,000.00	CUM	945,000.00
5	Providing and casting in situ cement concrete of M-25 grade of trap granite / quartzite / gneiss metal for R.C.C. columns as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete. (Excluding reinforcement.) The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. (Wooden planks / shuttering will not be allowed)	55.00	10,000.00	CUM	550,000.00



SR.NO.	Item of work	Qty.	Rate	Unit	Amount
1	2	3	4	5	6
6	Providing and casting in situ cement concrete of M-25 grade of trap granite / quartzite / gneiss metal for R.C.C. beams and lintels as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete. (Excluding reinforcement. The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. <b>Wooden planks / shuttering will not be allowed</b> )	102.00	10,000.00	CUM	1,020,000.00
7	Providing and casting in situ cement concrete of M-25 grade of trap granite / quartzite / gneiss metal for R.C.C. SLAB as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete (Excluding reinforcement. The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. <b>Wooden planks / shuttering will not be allowed</b> )	145.00	10,000.00	CUM	1,450,000.00
8	Providing and casting in situ cement concrete of M-20 grade of trap granite / quartzite / gneiss metal for R.C.C. STEPS as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete. (Excluding reinforcement. The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. <b>Wooden planks / shuttering will not be allowed</b> )	15.00	12,000.00	CUM	180,000.00
9	Providing and casting in situ cement concrete of M-25 grade of trap granite / quartzite / gneiss metal for R.C.C. CHAJJA as per detailed designs and drawings or as directed including centering, formwork of plywood / steel, compaction, covering newly laid concrete by gunny bag, plastic or tarpaulin, finishing the formed surface with cement mortar 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening if special finish is to be provided and curing etc. complete. (Excluding reinforcement. The cement mortar 1:3 plaster is considered for rendering uneven and honeycombed surface only. <b>Wooden planks / shuttering will not be allowed</b> )	12.00	12,000.00	CUM	144,000.00
10	Providing and fixing in position Mild Steel/ HYSD bar reinforcement steel bar reinforcement of various diameters for R.C.C. pile caps, footings, foundations, slabs, beams columns, canopies, staircase, newels, chajjas, lintels, arches, copings, fins, arches etc. as per detailed designs, drawings and schedules including cutting, bending, hooking the bars, binding with wires or tack welding and supporting as required complete. (Mild Steel/ HYSD bar reinforcement steel from Other Plant)	35.00	60,000.00	MT	2,100,000.00
11	Providing Brick masonry in cement mortar 1:6 using Second class burnt bricks in foundations and plinth of inner walls / in plinth of external walls including bailing-out water manually, striking joints on unexposed faces, raking out joints on exposed faces and watering complete.	60.00	5,500.00	CUM	330,000.00



SR.NO.	Item of work	Qty.	Rate	Unit	Amount
1	2	3	4	5	6
12	Filling in plinth and floors with approved <b>Excavated materials</b> in 15 cm to 20 cm layers including watering and compaction complete.	225.00	200.00	CUM	45,000.00
13	Filling in plinth and floors with approved <b>Contractors materials</b> in 15 cm to 20 cm layers including watering and compaction complete.	725.00	650.00	CUM	471,250.00
14	Providing dry trap / granite / quartzite / gneiss <b>rubble stone</b> soling 15 cm to 20 cm thick including hand packing and compacting complete.	115.00	1,500.00	CUM	172,500.00
15	Providing and casting Trimix concreting for flooring etc complete.	70.00	6,500.00	CUM	455,000.00
16	Providing <b>Bricks masonry</b> in cement mortar 1:6 using Second class burnt bricks in <b>superstructure</b> including striking joints, raking out joints, watering and scaffolding complete.	135.00	5,500.00	CUM	742,500.00
16	Providing <b>internal cement plaster 12mm. thick in single coat in cement mortar 1:3</b> without neeru finish to concrete or brick surfaces, in all position including scaffolding and curing complete.	835.00	425.00	SQM	354,875.00
17	Providing <b>neeru finish to plastered surfaces</b> in a all positions except ceiling including scaffolding and curing complete.	835.00	40.00	SQM	33,400.00
18	Providing <b>sand faced cement plaster 20mm. thick</b> in two coats in cement mortar 1:4 without neeru finish, to concrete, brick surface, in all positions including scaffolding and curing complete.	925.00	500.00	SQM	462,500.00
19	Providing fine cement finish 1.5 mm thick over green plaster surface including scaffolding curing etc. complete. Additional Item Spec. No. : As directed by Engineer in charge.	975.00	50.00	SQM	48,750.00
20	Providing and fixing <b>GRANITE STONE Frames</b> for Door and Window openings as per requirement and as per specifications without fan light including holdfasts, carting and erecting in position and two coats of oil paint etc. complete. Spec. No. : As directed by Engineer-in-charge.	115.00	3,000.00	SQM	345,000.00
21	Providing and fixing solid core <b>flush door</b> with Commercial ply including painting in 3 coats, in single leaf 35 mm thick as per detailed drawing approved face veneers on both faces with / without glazing and venetians in the positions shown on the drawing or as directed, all necessary beads, mouldings and lipping, chromium plated fixtures and fastenings on both sides and finishing complete. (without door frame)	45.00	4,500.00	SQM	202,500.00
22	Supplying and fixing in position powder coated extruded section three track sliding windows upto 1:5 m height , outer frame made from section of overall size 92 mm x 45 mm bottom section with drains section with shutters of section made of 19 mm x 40 mm size with 5 mm plain glass with rollers, locks and handles etc complete	125.00	3,500.00	SQM	437,500.00
23	Providing and fixing Mild steel grills of various sizes as per detailed drawing with welded squares bars 12 mm at 10 cms. Center to center without hot dip zinc coating with Weld mesh including fabrication, glazing with plain glass of approved type and quality and finishing with two coat of oil paint etc complete.	125.00	2,300.00	SQM	287,500.00
24	Providing and fixing <b>white glazed tiles 300 mm x 600 mm</b> in size and about 5 to 6 mm thick for <b>dado and skirting</b> in required positions on plaster of 1:4 cement mortar (excluding all specials required like round edge tiles, corner tiles, angles, cups etc.) filling joints with white cement slurry, curing and cleaning complete.	175.00	1,100.00	SQM	192,500.00



SR.NO.	Item of work	Qty.	Rate	Unit	Amount
1	2	3	4	5	6
25	Providing and fixing M.S. Rolling shutters for opening with oil paint etc complete.	60.00	3,000.00	SQM	180,000.00
<b>FLOORING</b>					
26	Providing and laying DIMOND type tiles for flooring 15 mm thick and of required width in plain / diamond pattern on bed of 1:6 cement mortar including cement float, filling joints with neat cement slurry curing, polishing and cleaning complete.	390.00	1,200.00	SQM	468,000.00
<b>PAINTS</b>					
27	Providing and applying two coats of <b>water proof cement paint</b> APEX of ASIAN PAINT make of approved manufacture and of approved colour to the plastered surfaces including scaffolding if necessary, excluding primer coat cleaning and preparing the surface, watering for two days complete. (Sample and brand is to be got approved from Executive Engineer before use)	925.00	225.00	SQM	208,125.00
28	Providing and applying <b>washable oil-bound distemper</b> of approved colour and shade to old and new surfaces in three coats including scaffolding, preparing the surfaces. (including the primer coat) complete.	835.00	175.00	SQM	146,125.00
<b>PLUMBING &amp; SANITATION</b>					
29	Providing and fixing CPVC pipe "B" class with fittings fixed to walls including clumps hold facts, holding joints etc.	130.00	300.00	Rmt.	39,000.00
	a) 20mm dia (concealed)	15.00	500.00	Rmt.	7,500.00
	b) 40mm dia (Open)	65.00	600.00	Rmt.	39,000.00
	b) 50mm dia (Open)				14,000.00
30	Providing and fixing Wheeled half turn valve JAQUAR make in W.C. of 40 mm dia	4.00	3,500.00	NO	14,000.00
31	Providing and fixing heavy duty C.P. stop tap and bib tap	10.00	2,000.00	NO	20,000.00
32	Providing and fixing heavy duty C.P. Two Way bib tap with Hand Spray	4.00	1,500.00	NO	6,000.00
33	Providing and fixing heavy duty C.P. Pressmatic cock for URINALS	4.00	2,500.00	NO	10,000.00
34	Providing and fixing orissa pattern coloured vitreous W.C. pan 636 mm x 450 mm with "P" or "S" trap 1:4:8 cc bedding 100 mm dia PVC pipe outlet upto outside of external wall plug bend and outlet to chamber etc complete	2.00	5,000.00	NO	10,000.00
35	Providing and fixing wall hung European type vitreous W.C. pan with 100 mm dia PVC pipe outlet upto outside of external wall plug bend and outlet to chamber etc complete	2.00	8,000.00	NO	16,000.00
36	Providing and fixing coloured glazed earthenware wash hand basin of size 22" x 16" including cold water tap brackets rubber plugs stop tap and necessary connections etc complete.	4.00	4,500.00	NO	18,000.00
37	Providing and fixing white glazed earthenware squatting type urinals without cistern, with inlet pipes stop tap, UPVC flush pipe, UPVC trap and soil pipe connection upto the outside face of the wall, making good the damaged surface, testing etc. complet. (proir approval of sample and brand by Ex. Engineer is necessary before use) Spec No: As directed by Engineer in charge.	4.00	4,000.00	NO	16,000.00
38	Providing and fixing PVC Nhani trap 75 mm dia including PVC ;plug bend G.I. pipe upto outside face of wall and 100 mm dia PVC grating fixed flush with flooring tiles.	9.00	700.00	NO	6,300.00



SR.NO.	Item of work	Qty.	Rate	Unit	Amount
1	2	3	4	5	6
39	Providing and fixing 4" PVC soil / vent pipe with plug bends including all special connections to be made in PVC M sealant	10.00	900.00	Rmt.	9,000.00
40	Providing and constructing brick masonry inspection chamber 60 cms x 60 cms including bed concrete, 1:2:4 cement concrete channel , half round GSW pipes, brick masonry , plastering , from inside and airtight 75 mm RCC cover etc complete	20.00	7,500.00	NO	150,000.00
41	Providing & fixing 150 mm diameter soil vested pipes with necessary fixtures and fittings such as bends , tees, and single junctions , double junctions , slotted bends, off set on walls or in ground including excavation laying , refilling , filling joints etc complete.	145.00	1,000.00	Rmt.	145,000.00
42	Providing & constructing brick masonry type Septic Tank with all fittings etc complete	15,000.00	8.00	LIT	120,000.00
43	Providing & constructing RCC Over Head Water Tank with all fittings etc complete	25,000.00	25.00	LIT	625,000.00
44	Providing & constructing brick masonry Under Ground Water Tank with all fittings etc complete	25,000.00	10.00	LIT	250,000.00
			TOTAL	RS.	14,129,825.00
			TOTAL AMOUNT		RS. 01,41,30,000.00

RS.ONE CRORES FOURTY ONE LAKHS THIRTY THOUSANDS ONLY.

*Pingale*

**SHIVAJI D. PINGALE**

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